

# Waterfall Development

Waterfall Development, Blackburn. BB2 2QB

Warehouse | 2,442 - 7,326 ft<sup>2</sup>



Modern steel portal frame unit



Industrial/Warehouse/Trade Counter



Fenced and secured yard



Junctions 3 and 4 of the M65

Available to Let

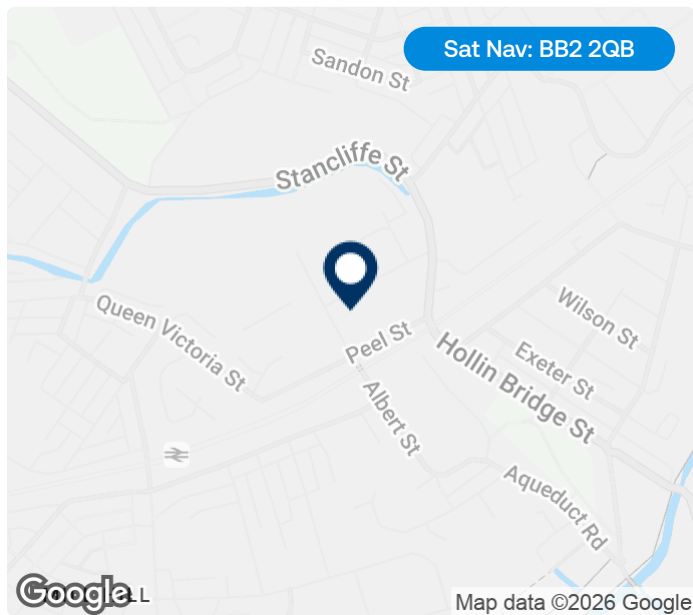
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## Location & Connections

Waterfall Trade Park is a mile south of Blackburn centre in the Stancliffe Street area of industrial properties being two miles west of Junction 4 M65 motorway.

Take Peel Street or Princess Street off Stancliffe Street at the Icotherm premises (opposite the General Havelock public house) and Dimmock Street is immediately to the rear of Icotherm.





## Description

Waterfall Trade Park offers a range of modern, self-contained single-storey industrial units, ideally suited to trade counter operations, production, and storage.

An end terrace of three adjoining portal frame units with full height division walls of concrete block, with a minimum eaves height of 5.13 metres to a pitch of 6.42 metres. Single-storey office and 2 x WC/kitchen block per unit. Electric roller shutters 4.06 metres height and 4.18 metres width to each unit.

The former roadway, Dimmock Street, has been gated at either end to provide a secure yard with marked parking spaces for four vehicles per unit. There is further off-road general public parking for approximately eight vehicles off Princess Street to the side of Unit 5.

### Further information

EPC  
Units 3M, 4M,  
5M: B

Rent  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms  
Available on new full repairing and insuring leases.

Legal costs  
All parties will be responsible for their own legal costs incurred in the transaction.



### Accommodation:

| Unit    | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit 3M | Warehouse     | 2,442        | Immediately  | 1,750        |
| Unit 4M | Warehouse     | 2,442        | Immediately  | 1,750        |
| Unit 5M | Warehouse     | 2,442        | Immediately  | 1,750        |
| Total   |               | 7,326        |              |              |

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