

BB2 4AH

INDUSTRIAL

MOORINGS CLOSE INDUSTRIAL ESTATE, BLACKBURN

NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk

INDUSTRIAL



- Reinforce concrete floor
- Steel portal frame
- Brick and blockwork wall
- Manually operated roller shutter loading doors
- Three phase electricity supply
- Mains gas to the estate
- Forecourt car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct
- Security fencing



INDUSTRIAL

WORKSHOP UNITS TO LET

SIZES FROM

500 - 3,000 SQ FT

46 - 279 SQ M

Over 200 locations throughout the Midlands and the North

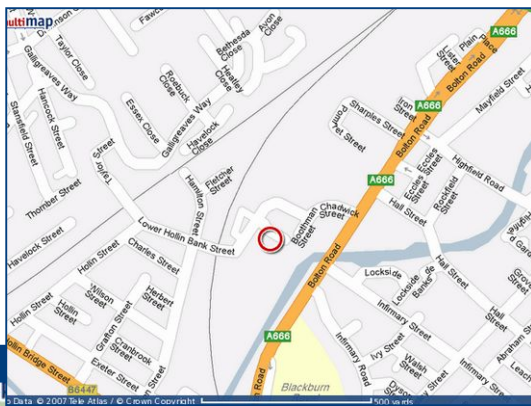
WHITTLE JONES
CHARTERED SURVEYORS
01257 238 666
www.whittlejones.com

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LOCATION

The estate is located on Lower Hollin Bank Street just off the A666 Bolton Road, approximately half a mile south of the Town Centre. Junction 4 of the M65 is approximately one and a half miles away.



DESCRIPTION

A fully fenced courtyard estate of small, modern workshop units, with car parking and circulation space.

The industrial units are of steel portal frame construction. The elevations are of part brick part plastic coated metal cladding with concrete floors, situated beneath a plastic coated metal decked roof.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and roller shutter loading doors.

TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

RENTAL

A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

VIEWING

Please contact Whittle Jones North West on 01257 238666 or email northwest@whittlejones.co.uk.

RATES

For information on Rateable Value or rates payable contact Blackburn with Darwen Borough Council, Business Rates Department or alternatively you could obtain information from the Valuation Website which is www.voa.gov.uk.

INDUSTRIAL

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