



TO LET

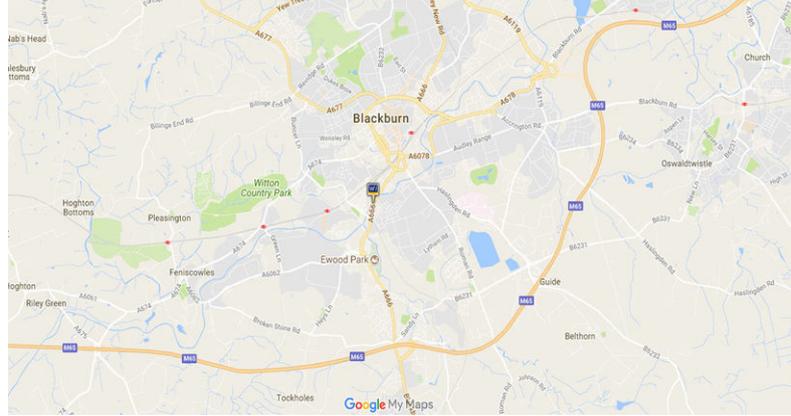
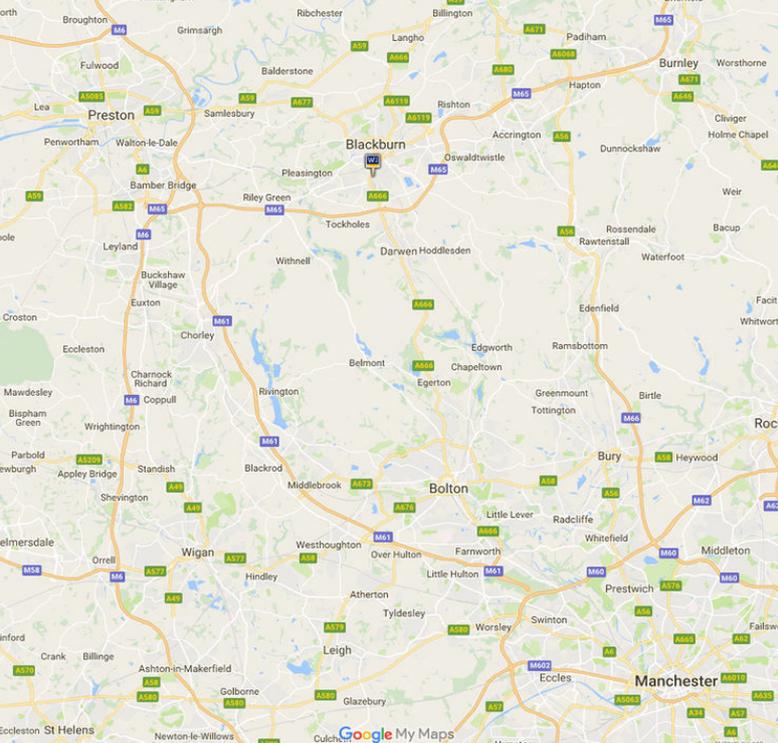
MOORINGS CLOSE INDUSTRIAL ESTATE

LOWER HOLLIN BANK STREET, BLACKBURN
BB2 4AH



- High Quality Workspace
- Prominent Location
- Excellent Transport Links To M65 And M6
- 24 Hour Access
- Gated Site
- Flexible Terms

WORKSHOP/INDUSTRIAL UNITS
500-3,000 SQ FT (46-279 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J4, M65	1.8	6	Drive
Blackburn Town Centre	1	21	Walk
Preston	14.5	29	Drive
Manchester	34.5	54	Drive

Source: theAA.com

MOORINGS CLOSE INDUSTRIAL ESTATE

LOWER HOLLIN BANK STREET, BLACKBURN



DESCRIPTION

Moorings Close Industrial Estate totals 10,078 sq ft split into 8 modern workshop units ranging from 500 sq ft up to 3,000 sq ft. The estate benefits from a communal courtyard with car parking and circulation space. The estate is secured by steel palisade fencing and a gated entrance.

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.

SPECIFICATION

- Personnel door and separate roller shutter loader doors
- Car parking and circulation space
- 24 hour access
- Gated site

EPC

The EPC ratings on the available units range from C56 - C65. Copies of individual EPC's are available on request.

LOCATION

Blackburn is a large town in Lancashire lying to the north of the West Pennine Moors on the southern edge of the Ribbles Valley, 9 miles east of Preston. Moorings Close Industrial Estate is situated in a popular industrial area just off Lower Hollin Bank Street. The estate benefits from excellent transport links with Junction 4 of the M65 within a 6 minute drive. Blackburn also offers good public transport and the train station is only a 5 minute drive away and is served by Northern Rail. Blackburn's Boulevard bus station is situated adjacent to the the railway station.

The estate also offers good nearby amenities, with Asda Blackburn Superstore only 11 minute's walk away. Other nearby amenities include DW Sports Fitness Centre 14 minutes walk away; Pets at Home, B & Q, Argos, Blackburn Ice Arena, Matalan and a Vue Cinema.

TERMS

There are a range of flexible leasing options available. For more details please contact us,

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk



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