



TO LET

WORKSHOP / STORAGE

**Unit 10, Waverledge Business Park, Waverledge Road, Great Harwood,
BB6 7 LS**

Size: 84.89 sq.m (914.76 sq. ft)

LOCATION

The property is situated approximately 3 miles north east of Blackburn in the town of Great Harwood. Waverledge Business Park is conveniently located for access onto the motorway network with Junction 7 of the M65 being within approximately 2 miles from the property.

DESCRIPTION

A single storey unit comprising of an open plan workshop suitable for a variety of light industrial uses. The property has the benefit of roller shutter access and is accessed via a communal yard area which offers ample loading facilities. Communal WC facilities are available to the front of the estate.

ACCOMMODATION

Ground floor workshop 84.89 sq.m (914.76 sq.ft)

SERVICES

The property has the benefit of water and electricity.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RENT

On application

TERMS

The property is available by way of a new lease for a term to be agreed on a full repair and insuring basis.

BUSINESS RATES

To be assessed

EPC

An Energy Performance Certificate is available upon request.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

STRICTLY BY APPOINTMENT

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