

TO LET

Modern Industrial/Warehouse/Trade Counter Unit with Offices
5,658 Sq Ft



**POINT 65 BUSINESS CENTRE, GREENBANK ROAD,
BLACKBURN, LANCASHIRE , BB1 3EA**

- Large yard to front
- Prominent main road position
- Easy access to the motorway network



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Location

The premises are conveniently located just off Greenbank Road which connects to the A6119 (Whitebirk Drive) which in turn links to junction 5 of the M65 motorway.

This is an established industrial location with other occupiers in the vicinity including Precision Polymer Engineering, Bliss Distribution Limited, The Range and Blackburn Police Station.

Description

The property comprises a modern end terraced industrial/warehouse/trade counter unit constructed on a steel portal frame with brick built walls to a height of around 2 metres and insulated steel profile cladding above and to the roof including double skin translucent roof panel.

Access to the unit is provided by an electrically operated sectional up and over roller shutter door and a personnel door to the front.

Internally the property comprises a solid concrete floor, blockwork inner walls, minimum internal eaves height of around 18ft and lighting throughout the warehouse.

Fronting the property is a two-storey office providing a mixture of open plan and private office space with ancillary welfare facilities. A mezzanine floors has also been constructed providing additional storage accommodation.

Externally there is a large concrete surface car park and loading area which is surrounded by 2.3 metre high palisade security fencing.

Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor Entrance 63 sq.ft

Warehouse, Office and Kitchen 3,364 sq.ft

First Floor Offices 1,231 sq.ft

Mezzanine Storage 1,000 sq.ft

Total 5,658 sq.ft

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years.

The lease will be held on full repairing and insuring terms with the tenant responsible for the usual occupiers costs to include business and water rates, electricity and gas.

Rating

The property has a rateable value of £18,500 with rates payable expected to be in the region of £9,250.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are connected to the property. The property benefits from 3 phase electricity and gas central heating is available to the office accommodation.

EPC

An EPC is available on request

Availability

The property is available in February 2026

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£40,000 Per Annum

Viewing

Strictly via agent: Taylor Weaver

Neil Weaver MRICS

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