

TO LET / FOR SALE

LAST FEW UNITS LEFT

650 - 1,000 Sq Ft



MOMENTUM BUSINESS CENTRE, HASLINGDEN ROAD, BLACKBURN, LANCASHIRE, BB1 2NF

- HIGH QUALITY NEW BUSINESS UNITS
- Suitable for owner occupiers, tenants and/or investors
- Next to J5 of M65
- Rental from £9,500 per annum to £14,000 per annum
- Price from £134,950 to £210,000

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

MOMENTUM BUSINESS CENTRE, HASLINGDEN ROAD, BLACKBURN, LANCASHIRE, BB1 2NF

Location

Momentum at Blackburn is located on Roundhouse Way just off Haslingden Road, close to its junction with Blackamoor Road, and within 400 yards of Junction 5 of the M65 motorway.

Neighbouring business parks include Shadsworth Business Park and Walker Industrial Estate, both of which are modern industrial estates.

Neighbouring occupiers include The Willows public house and hotel, Everlast Gyms, Soccerdome/ trampolines centre, Slazenger Padel Centre and Starbucks.

Description

The development by Roundhouse Properties will comprise modern industrial/business units constructed in short terraces, on a steel portal frame, with brickwork walls and insulated profile steel cladding to both walls and roof including double skin translucent roof panels above.

Access to each unit will be either via a manual roller shutter door or glazed entrance way (dependent on clients requirements) and internally the unit will comprise solid concrete floor and toilet facilities.

The units can be used either for light industrial or office purposes, with the internal fit out being the responsibility of the purchaser/tenant.

Allocated parking will be available fronting each unit.

Tenure

999 year lease subject to a peppercorn ground rent

Lease Terms

Minimum 3 year leases on FRI terms.

Rating

Each unit will be assessed on occupation. Full details on request

VAT

VAT is applicable

Services

All mains services, with exception of gas, will be connected to the property.

Single phase electricity and water will be provided to a meter point within the building.

EPC

EPCs are available on request

Planning

E(g)(iii) (Industrial processes) uses will be permitted. Other uses may be considered. Further information on request.

Interested parties are recommended to contact Blackburn with Darwen Borough Council to discuss their proposed uses in greater detail.

Lease with Option to Buy

The vendor is able to offer a 3 year lease with an option to buy, fixed at the asking price at the start of the lease, during the period of the agreement. Further details on request

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

Price

£134,950 for the Freehold

Rent

£9,500 Per Annum

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030

neil@taylorweaver.co.uk

Accommodation

The following units area available

Unit 18 Size 850 sq.ft Rent only £12,500 pa

Unit 21 Size 650 sq.ft Price £139,950 or Rent £9,500 pa

Unit 23 Size 650 sq.ft Price £139,950 or Rent £9,500 pa

Unit 54 Size 850 sq.ft Under Offer

