north 360 real estate

INDUSTRIAL & OPEN STORAGE SPECIALISTS

New Build Units, Ciceley Business Park, Roman Road, Blackburn, BB1 2LD

TO LET



1,200 SQ.FT

111.48 SQ M

TRAVEL LINKS

5 Minutes drive to Junction 5 M65 or 6 Minutes drive to junction 4.

KEY FEATURES

- New Build Industrial units with LED lighting, small W/C and kitchenette.
- 3 phase electric
- 5m eaves height
- 1 x motorised loading door
- Allocated parking spaces
- Ideal for Trade Counter use and light industrial
- Close proximity to M65 junction 4 & 5.
- Secure site, fully fenced along with fully monitored CCTV.

ACCOMODATION	1,200 SQ.FT / 111.48 SQ M
USE	B1, B2, and B8
RENTAL & VAT	£15,000plus VAT per annum
BUSINESS RATES	Rateable value - £TBC
SERVICE CHARGE	Estate service charge for the common areas on the estate £TBC
SERVICES	electric and water
EPC	TBC
LEASE TERMS	Available by way of a new full repairing and insuring lease
LEGAL COSTS	All parties will be responsible for their own legal costs incurred in the transaction
VIEWINGS	Please call us to arrange a viewing





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CONTACT



Rob Woolley

rob@north360re.com

07772 425 231



Matt Pickles

matthew@north360re.com

07717 340 059