

TO LET - INDUSTRIAL UNITS

UNIT 5 GROUND AND FIRST FLOOR - THWAITES HOUSE STABLES

43 EANAM BLACKBURN BB1 5BY



**450 sq.ft Ground Floor Industrial Unit with
3500 sq.ft First Floor Ancillary Space.**

Suitable for Various Uses.

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- Located within close proximity to Blackburn Town Centre.
 - Three-phase power supply.
 - First Floor is suitable for various uses including health and leisure.
 - Excellent public transport links.



LOCATION

Thwaites House Stables is located on Eanam which is strategically positioned just 1 mile from the centre of Blackburn.

The area is predominately commercial and is home to a variety of neighbouring occupiers including Morrisons, Primark, JDS Trucks, Stoneacre and Together Housing.

The nearest bus stop is located directly adjacent to the property with Blackburn Railway Station being positioned just 0.8 miles away.

The units are well served by public transport and are also well positioned for motorway links, junction 6 of the M65 is 1.4 miles away.

Secure parking is available within the yard of the grounds.

DESCRIPTION

Thwaites House Stables has previously been used for over 100 years by Thwaites Brewery and has recently been converted into 10 industrial units. The premises are of traditional brick construction under a pitched slate roof.

The accommodation is accessed off Eanam and leads directly into the shared yard where tenants are able to park vehicles and load.

Unit 5 comprises of open plan ground floor industrial accommodation with substantial ancillary space above.

The unit has is separately metered and has a three phase power supply.

The accommodation lends itself to a variety of uses including light manufacturing, storage, warehousing, leisure, gyms, dance schools and personal training. Subject to obtaining appropriate planning consent.

RENT

£11,000 per annum.

ACCOMMODATION

Ground floor: 41.8 sq.m/450 sq.ft

First Floor: 325.2 sq.m/3500 sq.ft

GIA: **394 sq.m/3950 sq.ft**

RATES

To be assessed.

SERVICES

Mains services connected to the property include a three phase power supply.

There are also shared WC facilities on site.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

SERVICE CHARGE

There is a service charge or 50 pence per sq.ft plus VAT.

VAT

Is applicable at the prevailing rate.

EPC

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING INFORMATION

MICHAEL HOLDEN COMMERCIAL

Suite 13

The Enterprise Centre

Blackburn

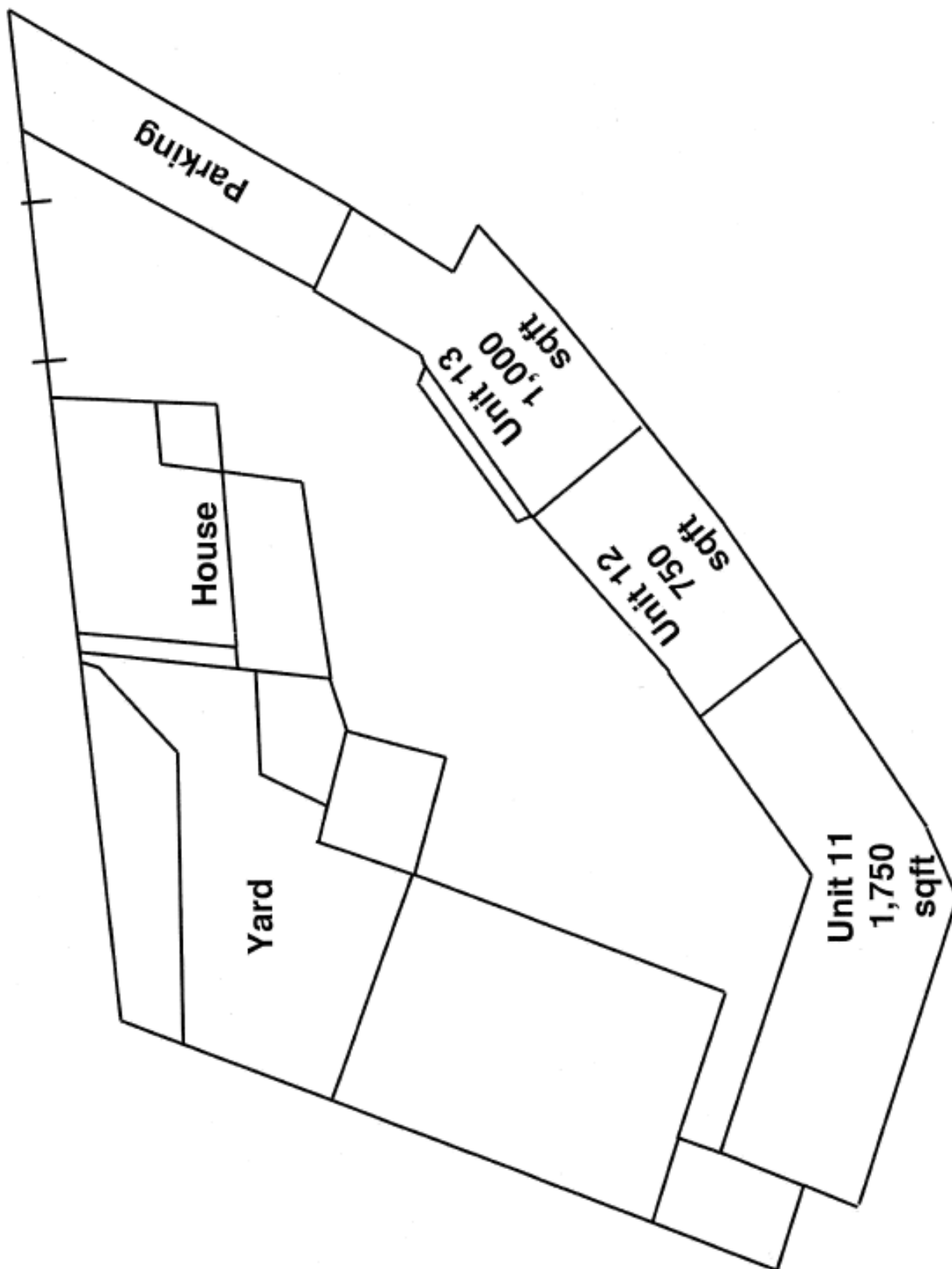
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FLOOR PLANS



Additional Photographs

