

TO LET - INDUSTRIAL UNIT

UNIT 9 THWAITES HOUSE STABLES

43 EANAM BLACKBURN BB1 5BY



2000 sq.ft Industrial Unit

- Located within close proximity to Blackburn Town Centre.
- Three-phase power supply.
- Competitive Rent.
- Excellent public transport links.
- Close to Junction 6 of the M65.
- Suitable for various uses (subject to obtaining appropriate planning consent).



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 9 is a 2000 sq.ft open plan unit with two large shutter doors providing excellent loading.

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

The Unit is suitable for a range of industrial occupiers including storage, light manufacturing, warehousing and leisure and fitness, subject to obtaining appropriate planning consent.

RENT

£9000 per annum.

ACCOMMODATION

The property has been measured on a Gross Internal basis and measures as follows:

186 sq.m/2000 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 of 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

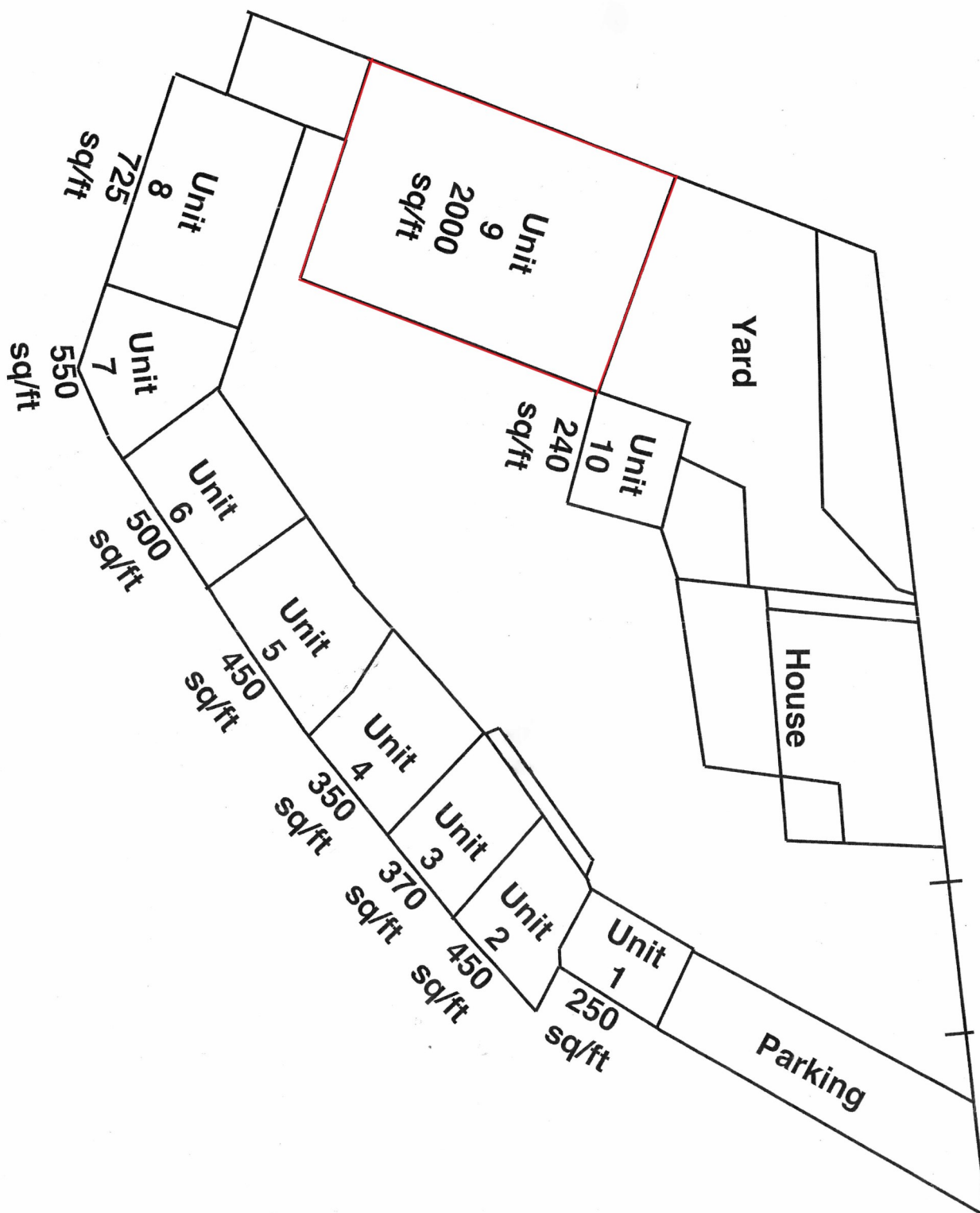
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FLOOR PLANS



Additional Photographs

