

TO LET - INDUSTRIAL UNITS

THWAITES HOUSE STABLES

43 EANAM BLACKBURN BB1 5BY



Various Industrial Units in the Heart of Blackburn

- Located within close proximity to Blackburn Town Centre.
- 10 Retail Units of Various Sizes.
- Competitive Rent.
- Excellent public transport links.
- Close to Junction 6 of the M65.
- Small business rates relief may be available on some units.



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.

The premises vary in size and start from 250 sq.ft all the way up to 2000 sq.ft. Each unit has its own electric roller shutter door and three-phase power supply.

There are communal WC facilities on site.

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

RENT

From £6.50 per sq.ft.

See the accommodation schedule on the next page.

ACCOMMODATION

There is an accommodation schedule on the next page.

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

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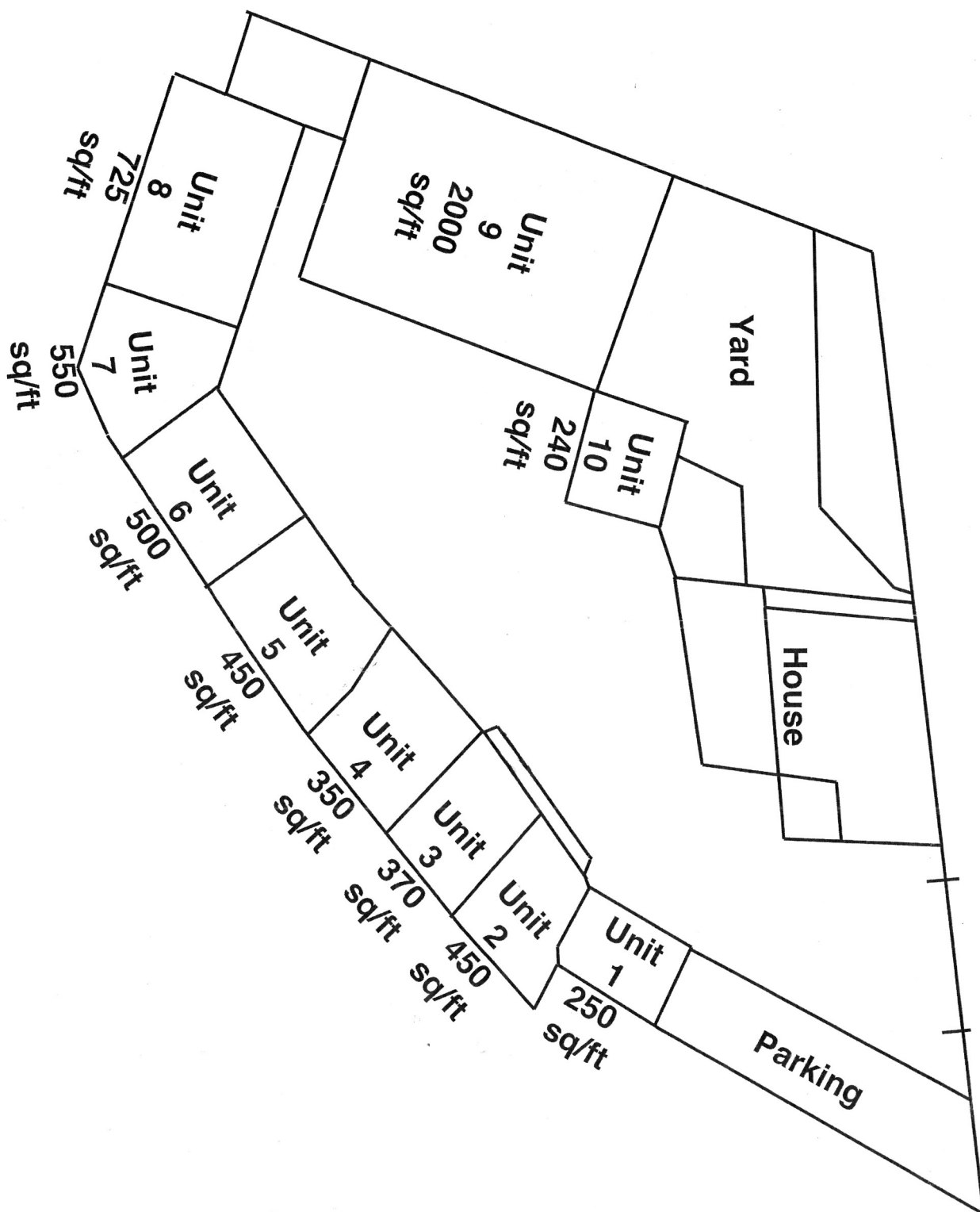
www.mhcommercial.co.uk

ACCOMMODATION SCHEDULE

Unit	Size	Rent
1	23.2 sq.m/250 sq.ft	£1625
2	41.8 sq.m/450 sq.ft	£2925
3	34.4 sq.m/370 sq.ft	£2405
4	32.5 sq.m/350 sq.ft	£2275
5	41.8 sq.m/450 sq.ft	£2925 (Ground Floor Only) Available with first floor for £11000 per annum.
6	46.4 sq.m/500 sq.ft	£3250
7	51 sq.m/550 sq.ft	£3575
8	67.4 sq.m/725 sq.ft	£4700
9	186 sq.m/2000 sq.ft	£9000
10	22.2 sq.m/240 sq.ft	£1560



FLOOR PLANS



Additional Photographs

