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**TO
LET**



INDUSTRIAL/WAREHOUSE PREMISES WITH YARD

1,139 m² (12,258 ft²)

**Davyfield Road
Roman Road Industrial
Estate
Blackburn
BB1 2LU**

- Fully secured site with hardstanding and access from two points off Davyfield Road
- Industrial location with excellent motorway access
- Three bays with varying eaves heights

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Location

The premises are well located, fronting Davyfield Road within the established Roman Road Industrial Estate in the south of Blackburn. This area is a long-standing industrial and commercial hub, benefiting from excellent connectivity.

The M65 motorway is situated within 2 miles of the property, providing efficient transport links both eastward to Burnley and Nelson and westward to Preston, where it connects to the wider motorway network, including the M6, M61, and M66.

The surrounding area is home to a range of occupiers, including Heritage Envelopes, The Navigator Company, and Store First Self Storage.

Description

The property is of steel portal frame construction with brick infill, surmounted by profile insulated metal cladding beneath a profile insulated roof with translucent panels. The unit comprises three separate bays of varying eaves heights, with internal access between them. Roller shutters are provided on both the front and rear elevations, and the units benefit from concrete floor, three-phase electricity, and LED lighting throughout. Gas space heaters are provided to two of the bays. The central bay benefits from a vehicle service pit, approximately 1.4m deep.

To the rear, there are offices offering a mix of reception, cellular, and open-plan office spaces, as well as amenities. Externally, the property provides a generously sized concrete yard that wraps around the unit, providing circulation within the site. The yard is secured by palisade fencing with gated access at two points off Davyfield Road.

Accommodation

The building extends to an approximate gross internal floor area of 1,139 m² (12,258 ft²).

The site extends to approximately 1.13 acres, with circa 0.46 acres comprising hardstanding.

Services

Mains electricity (3 phase), gas, water and drainage are available to the premises.

Rating Assessment

The premises have a Rateable Value of £40,500

Interested parties are advised to make their own enquiries with Blackburn with Darwen Council (www.blackburn.gov.uk).

Planning

We understand the premises benefit from a use generally within Class B2&B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Blackburn with Darwen Council (www.blackburn.gov.uk).

Tenure

The premises are offered by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

Asking Rental

£90,000 per annum, exclusive.

Photographs and Plan

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Track Transmissions Ltd Davy Field Road Blackburn BB1 2LU	Energy rating E	Valid until: 18 February 2035 Certificate number: 4468-6506-1545-5487-3868
Property type: General Industrial and Special Industrial Groups Total floor area: 1,132 square metres		
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.		
Energy rating and score This property's energy rating is E.		
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.		

VAT

All figures are quoted exclusive of, but may be liable to, VAT at the standard rate.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful Tenant. Our client reserves the right not to accept the highest or any rental offer received.

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

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