

  
**PROSPECTS**  
**ESTATE**  
PROPERTY SALES & LETTINGS

# TO LET

**GOOD QUALITY COST EFFECTIVE INDUSTRIAL BUSINESS UNITS  
ON LARGE SITE WITH YARDAGE AND PARKING**

**IMMEDIATE AVAILABILITY FLEXIBLE TERMS**

**500 SQ FT. TO 5000 SQ FT.**

**RENTALS FROM £3.50 PER SQUARE FOOT**



**PROSPECT MILL WALTER  
STREET BLACKBURN  
BB11TJ**



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**LOCATION**

Walter Street lies just off Audley Range (A679) at its junction with Lambeth Street. Audley Range is a main route into Blackburn Town Centre and links Bolton Road with Accrington Road providing access to the M65 motorway at Junctions 5 and 6.

**DESCRIPTION**

Comprising surplus industrial and warehousing accommodation with a large communal loading bay with dock level and four lift truck loading facilities. There are also self contained workshops and units may be combined in order to offer space in excess of 20,000 sq. ft.

Internally the units provide a mixture of pitched and north light roofs with supporting columns, brick walls and solid concrete floors. The units are suitable for a number of uses including warehousing, light engineering and manufacturing.

Fronting the site is a large concrete surfaced communal service yard enclosed by palisade fencing providing excellent parking provision.

**SERVICES**

All mains services are available with individual units having a separate sub metered three phase electricity supply. A sprinkler system is also installed. However it is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

**LEASE**

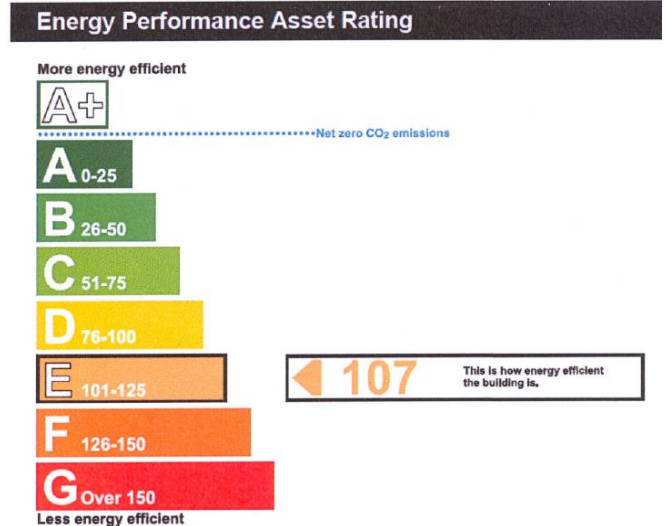
The units are available for a term to be agreed, with the tenant being responsible for the general repair, Maintenance and upkeep, insurance, utilities and Business Rates.

**VAT**

VAT will be not be applicable to the rental.

**ENERGY PERFORMANCE CERTIFICATE**

An extract of the EPC is appended below. The full certificate can be viewed upon request.



**SCHEDULE OF ACCOMMODATION**

UNIT No	GROSS AREA	RENTAL
2B	5000 sq ft.	£335.00 per week
5	1600 sq ft. + Mezzanine	£160.00 per week
6T	1100 sq ft.	£99.00 per week
7	500 sq ft.	£80.00 per week
CT	1,000 sq ft.	£99.00 per week



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**VIEWING STRICTLY BY APPOINTMENT WITH PROSPECT  
ESTATE, BLACKBURN, BB1 1TJ. TEL SID- 07791790535**

