

On behalf of



# FOR SALE

Industrial / Warehouse Complex  
Situated on a self-contained site

**35,624 sq ft (3,309 sq m)**  
on a site of **1.735 acre (0.702 hectares)**



 BB2 1TH

# Bank Top Blackburn | Lancashire BB2 1TH

- Direct access to Dixon Street
- Prominent frontage to Bank Top
- Ideal for owner occupiers or redevelopment opportunity





## Location

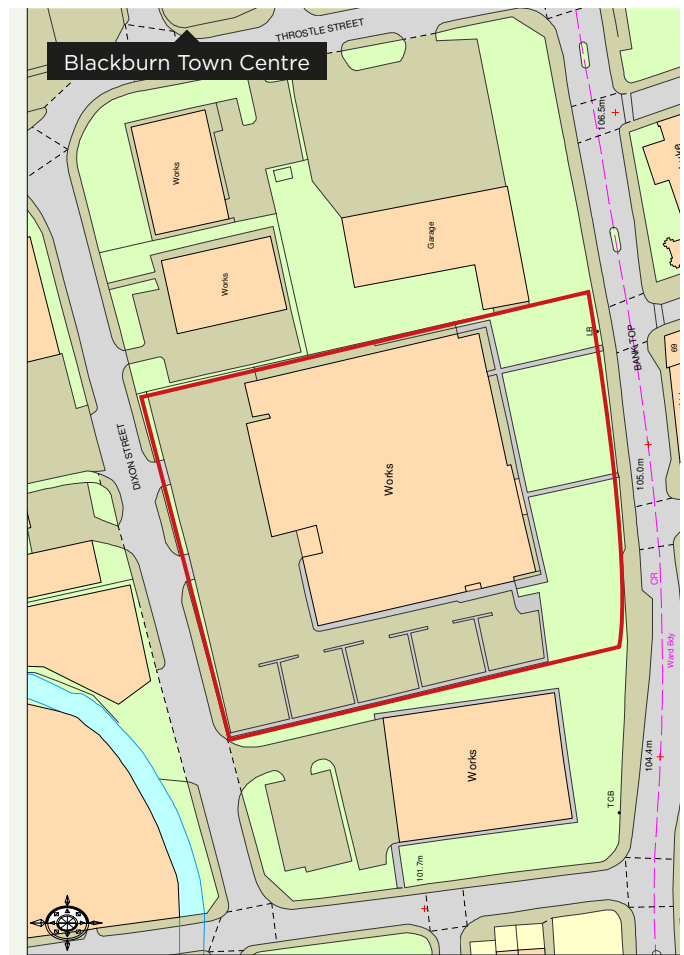
The property is situated approximately 3 kilometres from Junction 4 of the M65 Motorway via the A666 and 3.5 kilometres from Junction 5 of the M65 Motorway via the A6077. The link bridge has benefitted the area significantly since it opening.

## Description

The property comprises an industrial / warehouse facility situated on a self contained site. Although set back from the main road it has prominent frontage to Bank Top and is accessed to the rear via Dixon Street.

The premises are of a steel portal frame construction with a dual pitched roof and brickwork elevations. There is a single storey extension to the front of the building with brick work elevations and a flat roof. The building benefits from three loading doors to the rear of the property. In addition to the significant yard area there is a separate area for car parking adjacent to the office section.

Internally the property comprises a main workshop area with several storage areas to the rear of the warehouse. The office accommodation is fitted to a basic standard incorporating plastered and painted ceiling and walls and carpeted throughout.



## Accommodation

The building provides a total area of 3,309.70 sq m (35,624 sq ft) on a site area of 1.735 acre (0.702 hectares).

	sq m	sq ft
Workshop	1,978.08	21,292
Stores	696	7,491
Offices	126.82	1,365
Mezzanine	135.12	1,454
Other	373.68	4,022
Total	3,309.70	35,624
Site Area	0.702 hectares	1.735 acres

## Specification

Specification includes the following:

- Lighting and heating throughout
- Steel frame
- PVC coated steel cladding to the roof
- Accessed via three roller shutter doors
- Substantial yard area
- Very prominent position

## Services

We understand that all services are connected to the site including gas and electricity.

## Business Rates

The property is to be assessed. We advise all interested parties to make representations with Blackburn Council.



# Bank Top Blackburn

Blackburn | BB2 1TH



## Tenure

The property is held on a long-leasehold basis.

## Terms

The property is available to purchase. Price on application.

## Legal Costs

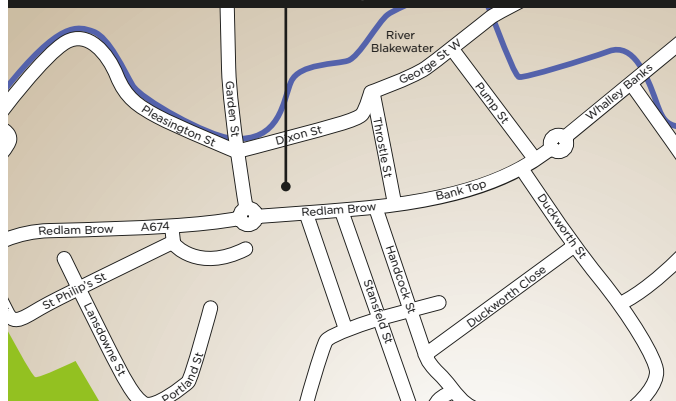
Each party to bear their own legal costs.

## EPC

An EPC is available upon request.



**Blackburn | BB2 1TH**



## Viewings

For further information then please contact Rick Davies [rick@daviesharrison.com](mailto:rick@daviesharrison.com) or John Harrison [john@daviesharrison.com](mailto:john@daviesharrison.com) on 0161 236 9999.

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