/INDURENT

Industrial

UNIT 3 | WATERY LANE INDUSTRIAL ESTATE

Watery Lane, Darwen, BB3 2EB



UNIT 3 | 2,281 SQ FT

Industrial with office

Versatile Industrial Unit – 2,281 sq ft
Located within a well-established industrial area in Darwen, Unit 3, Watery Lane offers 2,281 sq ft of flexible commercial space, making it an excellent opportunity for a variety of industrial, warehouse, storage, or trade counter uses.
The unit benefits from a practical layout with excellent access for day-to-day operations and is conveniently situated close to Darwen town centre, with easy connections to the M65 and surrounding Lancashire business hubs.
Key Features:
– 2,281 sq ft of versatile industrial accommodation
– Suitable for warehouse, storage and light industrial uses
– Well-established commercial location
– Excellent transport links to the M65 motorway network
– Ideal for a range of business occupiers

Lease Type	New



Unit Summary

- Car Parking
- 24 Hour Access
- WC Facilities
- Roller Shutter Door
- 3 Phase Power
- Well Maintained Estate

	Per Annum	Per Sq Ft
Rent	£18,900.00	£8.29
Rates	£5,501.47	£2.41
Maintenance Charge	£6,100.00	£2.67
Insurance	£456.20	£0.20
Total Cost	£30,957.67	£13.57

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blog.

For more info please visit: unit.info/UIP0101823

+44(0) 808 169 7554

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Location

Watery Lane Industrial Estate has a prominent roadside location and is situated less than 2 miles from Darwen town centre.

Road
A666: 1 mile

Airport
Manchester Airport: 28 miles

Rail
Darwen Train Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (45)

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enquiries@indurent.com
+44(0) 808 169 7554

www.indurent.com

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Key Contact



Natalie Loboda
Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"

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