Waterfall Development

Waterfall Development, Blackburn. BB2 2QB

Warehouse | 2,442 - 4,884 ft²

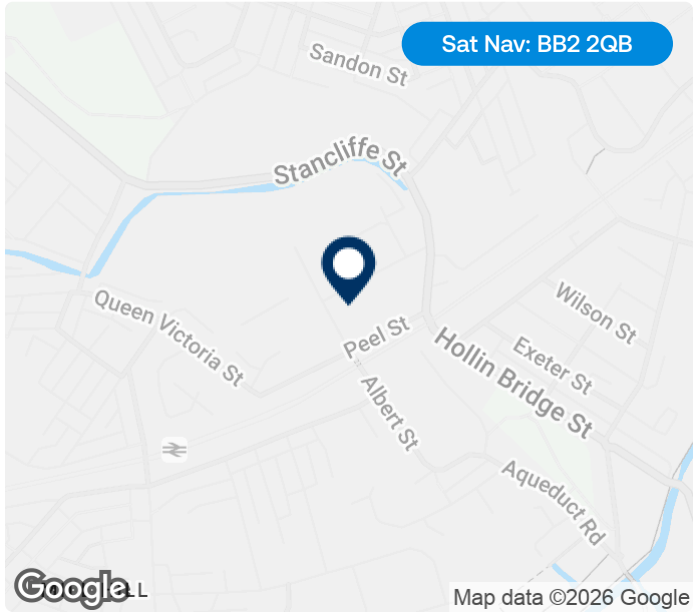
- Modern steel portal frame unit
- Industrial/Warehouse/Trade Counter
- Fenced and secured yard
- Junctions 3 and 4 of the M65
- 5 m to 6.42 m at the ape



Location & Connections

Waterfall Trade Park is a mile south of Blackburn centre in the Stancliffe Street area of industrial properties being two miles west of Junction 4 M65 motorway.

Take Peel Street or Princess Street off Stancliffe Street at the Icotherm premises (opposite the General Havelock public house) and Dimmock Street is immediately to the rear of Icotherm.









Description

Waterfall Development offers a range of modern, self-contained industrial units suitable for trade counter, production and warehouse/storage uses.

The units are of steel portal frame construction with full-height concrete blockwork dividing walls, providing a minimum eaves height of 5 metres rising to 6.42 metres at the apex. Each unit benefits from ancillary office accommodation together with two WC/kitchen facilities.

Access is provided via a personnel entrance and an electric roller shutter door to each unit. The former roadway, Dimmock Street, has been gated at either end to create a secure shared yard area with four allocated parking spaces per unit. Additional public parking for approximately eight vehicles is available off Princess Street adjacent to Unit 5.

The units are available individually or can be combined to accommodate larger occupational requirements

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

Mileway

Sam Gratton
northwest@mileway.com
01925 358160

TREVOR DAWSON
COMMERCIAL PROPERTY CONSULTANTS
01254 681133
www.tdawson.co.uk

Stephen James
Stephen@tdawson.co.uk
01282855142

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 4M	Warehouse	2,442	Immediately	1,750	B
Unit 5M	Warehouse	2,442	Immediately	1,750	B
Total		4,884			

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