

# TO LET

**BUSINESS SPACE (WITHIN)  
WELLINGTON MILL  
BOLTON ROAD  
BLACKBURN  
BB2 3PZ**

- **BUSINESS/WORKSHOP/STORAGE SPACE**
- **TOTAL GIA APPROX 10,544 SQ FT OVER TWO FLOORS**
- **ALSO AVAILABLE ON A FLOOR BY FLOOR BASIS**
- **LOCATED ON OUTSKIRTS OF BLACKBURN TOWN CENTRE**
- **RECENTLY RENOVATED**

**RENT: FIRST FLOOR £8,000 – GROUND FLOOR £9,000 PA EXC**

**REDUCED**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# WELLINGTON MILL, BOLTON RD, BLACKBURN

## LOCATION

The building is located off Bolton Road (A666) which is a main arterial route leading in and out of the town centre. **The building can be accessed via Sharples Street, follow Sharples Street to the very end over Pomfret Street and the building will be seen. You can also access the building by taking the access road after Sharples Street and this will lead towards the building. (Do not attempt to access the building via Iron Street).** Located on the outskirts of Blackburn town centre, it provides ease of access to both local amenities and the M56 motorway. The surrounding area comprises of both independent businesses and also national retailers.

## DESCRIPTION

This two storey premises comprises:

- open plan business/warehouse/workshop space
- ground floor space with internal loading bay and separate roller shutter access
- first floor space offering open plan space
- would be suitable for a variety of uses (subject to planning permission).
- the property is available as a whole or on a floor by floor basis
- separate access can be made available to the first floor
- the building has recently had a schedule of works carried out to include a re-wire, re-roofing, UPVC windows, LED lighting and an alarm system (all subject to final clarification by the Landlord).

## ACCOMMODATION

Ground Floor: GIA 5,272 Sq Ft  
(Business/Workshop/Warehouse space)  
First Floor: GIA 5,272 Sq Ft  
(Business/Workshop/Warehouse space)  
Total GIA: 10,544 Sq Ft

## BUSINESS RATES

To be assessed

## EPC RATING

EPC Rating: D

## LEASE/LEGAL FEES

Available by way of a new FR lease with terms to be agreed. Each party is responsible for their own legal costs.

## SERVICES

Mains electricity and water.

## VAT

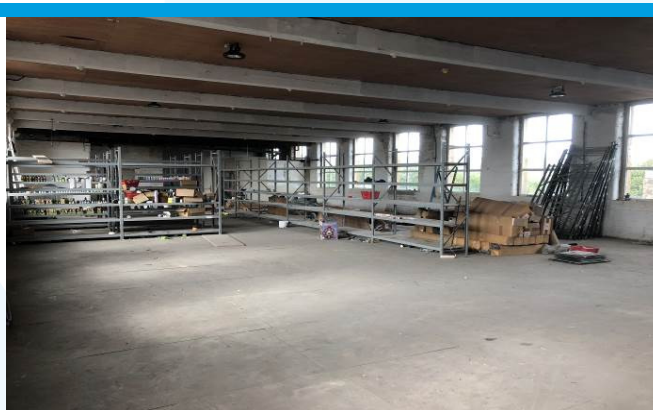
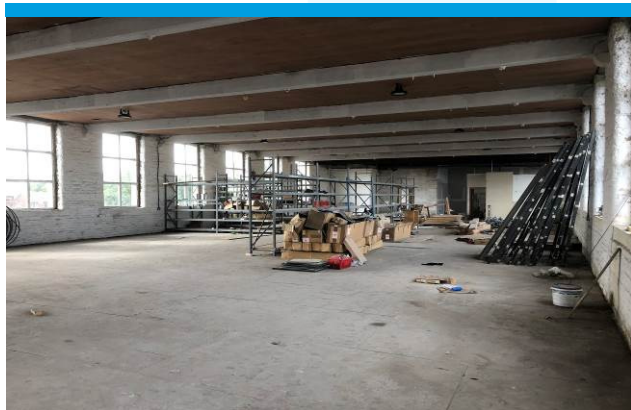
All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
  - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
  - (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
  - (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
  - (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

