

### MOORINGS CLOSE INDUSTRIAL ESTATE, BLACKBURN

## Workshop Units To Let

Ranging from 500 – 3,000 sq ft (subject to availability)

#### Location:

The estate is located on Lower Hollin Bank Street just off the A666 Bolton Road, approximately half a mile south of the Town Centre. Junction 4 of the M65 is approximately one and a half miles away.

#### Description:

A fully fenced courtyard estate of small, modern workshop units, with car parking and circulation space. The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and roller shutter loading doors.



#### Specification:

- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated roller shutter loading doors
- Three phase electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct

#### Tenancy/Lease Terms Include :

- Initial three year term
- Only three months notice required to vacate at anytime during the three year term
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

#### Other Information:

A rental deposit will be collected by the landlords. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy admin fee is payable.

**Rates:** Further information relating to Rateable Value of the property is available from the local Council

**Viewing: Please contact us for an appointment**

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