

# To Let

# Sixteen.

Modern warehouse / light industrial unit



**Unit 6 Watery Lane Industrial Estate**  
**Watery Lane**  
**Darwen, Blackburn**  
**BB3 2EB**

- Ample parking
- 24 hour access
- Secure estate
- Excellent location

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**2,288 sq ft** (212.56 sq m)

For viewings or further information please contact:

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## Unit 6 Watery Lane Industrial Estate Watery Lane, Darwen Blackburn BB3 2EB

### Location

The unit is located on Watery Lane Industrial Estate which is situated on Watery Lane close to its junction with Cemetery Road (A666). The A666 provides direct access to Junction 4 of the M65 which is approximately 3 miles to the north and Bolton town center which is approximately 8 miles to the south. Darwen town center is approximately 1 mile to the north.

### Description

Watery Lane Industrial Estate consists of two terrace units with a communal court yard and loading areas, the estate is fully secure with fencing and gated access.

Unit 6 comprises a steel portal frame unit with brick and profile metal clad elevations and is accessed via drive in loading door.

### Accommodation

The property has a gross internal area of **2,288 sq ft** (212.56 sq m)

### Business Rates

The property has a rateable value of £7,700 pa. As such the property may benefit from small business rate relief, we would recommend you make your own enquiries with the relevant local authority.

### EPC

The property has an EPC rating of D (96)

### Terms

The property is available on a new Internal Repairing and Insuring lease on terms to be agreed



### Rental

£12,500 per annum

### Occupational Costs.

	Per Annum	Per Sq Ft
<b>Rent</b>	£12,500	£5.46
<b>Maintenance Charge</b>	£2,000	£0.87
<b>Insurance</b>	£173.30	£0.08
<b>Total Cost</b>	<b>£14,673.30</b>	<b>£6.41</b>

Please note the above figures are on the assumption the property will benefit from small business rates relief.

### Legal Costs

Each party will be responsible for their own legal fees.

### VAT

All figure quoted are exclusive of but may be liable for VAT at the prevailing rate

