

For Sale

On behalf of R N Phillips & D J Newall, Joint LPA Receivers

Premises at
Lower Philips Road
Whitebirk Industrial Estate
Blackburn
BB1 5RP



Contact

For further information or to arrange an appointment please speak to:

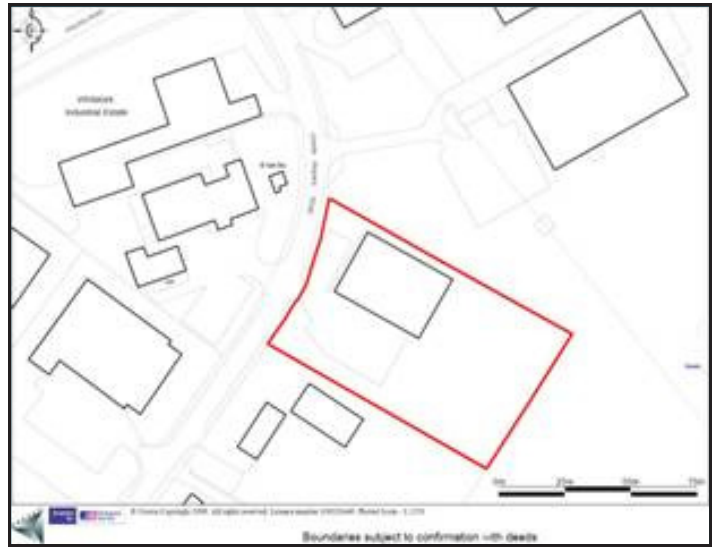
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- Modern purpose-built detached warehouse
- Large secure yard
- Total GIA 949.10 sq m (10,216 sq ft)
- Potential expansion land
- Site area 0.59 hectares (1.45 acres)

Location

The property is located on Lower Philips Road, within the popular and established Whitebirk Industrial Estate, approximately 0.5 miles from Junction 6 of the M65 motorway, which connects directly to the M6, M61 and M66/M62 motorways.



Site Area

The property occupies a largely rectangular site which we calculate extends to circa 0.59 hectares (1.45 acres).

Planning

We have not investigated the existing planning permission nor have we made any detailed historic planning enquiries. We recommend that all parties make their own enquiries of Blackburn with Darwen Borough Council.

Tenure

We understand that the property is held under freehold title number LA655407.

Tenancies

The property is offered with vacant possession

Purchase Price

Unconditional offers are invited for the property with vacant possession. Evidence of funding and solicitor's contact details will be required upon submission of any offer and each party is to bear their own legal costs.

VAT

All prices, outgoings and rentals are quoted exclusive of but may be subject to VAT.

Viewing

Viewings by appointment only through the sole agents, GVA Grimley Limited.

Subject to Contract



Description

The property comprises a modern detached industrial warehouse of steel portal frame construction with brickwork and corrugated profile sheet cladding to the external elevations. The property benefits from two metal, electronically operated roller shutter doors which access a secure yard.

Internally, the warehouse comprises solid concrete floor and suspended sodium lighting. The warehouse has been block-partitioned in part to create a separate storage area (with mezzanine storage above). Further mezzanine storage is provided above the offices and an internal freezer store room.

The offices are of basic specification and briefly comprise suspended tile ceilings, carpeted floors and fluorescent tube lighting. Separate ladies, gents and disabled w.c. facilities are provided together with a small kitchen area.

Externally, there is a good-sized level concrete-surfaced yard, providing adequate parking and circulation/loading space. An area of overage/potential expansion land is situated to the east of the site.

Rating

Adopted Rateable Value £31,250

Floor Area

Description	Sq m	Sq ft
Warehouse	836.2	9,001
Office Content	112.90	1,215
Total	949.10	10,216

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