

Unit 2 | 2,285 sq ft

Well located, flexible industrial space

Watery Lane Industrial Estate offers well located industrial space with 6 units arranged over 2 terraces

The units vary in size from 1,500 sq ft to 4,600 sq ft, providing flexible space that is suited to a wide range of uses. Some of our current occupiers include Krizma Cosmetics. The estate offers 24 hour access via an electric gate in addition to generous parking provisions.

Lease Type

Nev



Unit Summary

- 3 Phase Power
- Electric Roller Shutter Door
- 24 Hour Access
- Secure Estate
- Car Parking
- WC Facilities

View Virtual Tour \rightarrow

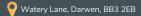
f Occupational Costs

	Per Annum	Per Sq Ft
Rent	£18,400.00	£8.05
Rates	£9,282.67	£4.06
Maintenance Charge	£14,000.00	£6.13
Insurance	£457.00	£0.20
Total Cost	£42,139.67	£18.44

Terms: indicative rates payable only. Confirmation to rates payable should be sought from the Valiation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please

see https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief or read our rates blooming the second se

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Location

Watery Lane Industrial Estate has a prominent roadside location and is situated less than 2 miles from Darwen town centre.



The site is situated next to the A666 which leads directly to the M65, providing access to the North and links to the M6.



 $\stackrel{\cdot}{\text{Manchester}}$ Airport is situated around 30 miles from the estate and is around a 40 minute drive time.



Rail

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Additional Information

Planning Class	General Industrial	
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information	
Viewings	Strictly by prior appointment.	
Legal Costs	Each party will be responsible for their own legal costs incurred.	
EPC	B (46)	

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