

Industrial

# Unit 2 | Watery Lane Industrial Estate

📍 Watery Lane, Darwen, BB3 2EB

## 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

New



### ✔ Unit Summary

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


[View Virtual Tour →](#)

### £ 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
<b>Total Cost</b>	<b>£42,139.67</b>	<b>£18.44</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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 blog.

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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.



### Road

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



### Airport

Manchester Airport is situated around 30 miles from the estate and is around a 40 minute drive time.



### Rail

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

## 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)

## Key Contact



### Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Industrials.co.uk."



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