

FOR SALE / TO LET
MODERN WAREHOUSE UNIT



**Unit 4, Union Court, Alan
Ramsbottom Way, Great, Harwood,
Blackburn, BB6 7FD**

- 1,807 sq ft (167.83 sq m)
- Rare **FREEHOLD** opportunity
- Easily accessible to J.7 M65
- 6.5m eaves height





LOCATION

The property is situated to the north-east of Blackburn town centre with access to Junction 7 of the M65 motorway which links Blackburn, Burnley & Preston and in turn the M6.

DESCRIPTION

The property comprises a modern single-storey steel portal framed warehouse unit with loading via a single ground level loading door. There is communal yard & parking to the front elevation. Ancillary offices and staff facilities internally. 6.5m eaves height.

TERMS

The premises are available by way of a new lease for a term of years to be agreed at an initial rental of £15,000 per annum or by way of a freehold sale at offers in excess of £195,000.

ACCOMMODATION

Measured in accordance with RICS Code of Measuring Practice to GIA:

Description	Sq m	Sq ft
Warehouse	143.19	1,541
Office / staff facilities	24.64	266
TOTAL	167.83	1,807

CONTACT

The sole agents Holder & Co.

Philip Caspell: philip@holderandco.com

Owen Holder: owen@holderandco.com

