

**TO LET**

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**Brand New Detached Industrial / Trade Counter Premises**

**The Old Sawmills  
Spring Vale Road  
Darwen  
BB3 3ES**

**2,892ft<sup>2</sup> (268.65m<sup>2</sup>)**

*Large Secure Yard*



**LOCATION**

The property is situated on Spring Vale Road between Grimshaw Street and Watery Lane, approximately ½ a mile south of Darwen town centre, in a commercial location. Adjacent occupiers include WEC Engineering, Howarth Timber & Building Supplies, Sunnybank Motors, 1<sup>st</sup> Choice Fitted Bedrooms and the council waste disposal site.

## **DESCRIPTION**

The detached property has recently been re-built to a high specification providing an office/trade counter area with quality warehouse space. The unit is of portal frame construction with block/brick elevations and new profile metal clad external elevations. The office/retail area has large UPVc windows and double personnel doors.

The unit has a new roof with translucent roof panels that are supported by sodium box lighting on steel trusses. Internally, comprises a new office/trade counter incorporating a disabled WC. The warehouse is open plan and accessed via uPVC personnel door and a large electric roller shutter goods door. The unit has a decent yard with ample parking and loading facilities.

The property also benefits from the following features:

- Sodium box lighting
- Painted Metal Roller Shutter Doors 4m wide x 4.5m tall.
- Secure concrete yard with palisade fencing
- Solid concrete floor
- New office/Trade Counter Area.
- Storage Compound to the rear
- Gas, water and three phase electric

## **ACCOMMODATION**

Office/Trade Counter - 18.14m x 5.30m = 96.14  
Warehouse - 18.14m x 9.51m = 172.51  
**Total Gross Internal Area = 2,892 sq ft / 268.65m<sup>2</sup>**

## **RATES**

Estimated Rateable Value = £10,000 (To be confirmed)

## **LEASE**

The property is available on a new 5 year lease or multiples thereof on a full repairing and insuring terms.

## **RENTAL**

£20,000 per annum exclusive.

## **LEGAL FEES**

The ingoing tenant to be responsible for the landlord's reasonable legal fees incurred with the transaction.

## **VIEWING**

By appointment with this office on Tel. 07792 334 335.

## **VAT**

VAT is applicable at the prevailing rate.

## **INTERNET**

For a full list of available commercial premises throughout the North West, please visit [www.marcuswalsh.co.uk](http://www.marcuswalsh.co.uk)