

Get in touch

**01282 428486**

**FOR SALE/TO LET**



**WHITEACRES**  
**01282 428486**

*Detached warehouse with quality offices and large car park*

## **Philips Road, Whitebirk Industrial Estate, Blackburn, Lancashire, BB1 5NA**

- ❁ Warehouse/workshop extending to approximately 20,100 sq ft (1870 sq m)
- ❁ Quality offices, and warehouse accommodation with two loading points
- ❁ Superb location with good access to Preston, Blackburn, and Burnley
- ❁ Ideal for manufacturing or production business
- ❁ Substantial plot extending to 1.4 acres
- ❁ Excellent location close to junction 6 of the M65 motorway
- ❁ Good sized plot with large onsite car park for 25 vehicles
- ❁ Substantial electricity and gas supply
- ❁ Positioned close to Blackburn Chemicals, and Pets Choice

**Interested in this property? Call 01282 428486 or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)**

## Location

The property is located on Whitebirk Industrial Estate with frontage to Philips Road.

The property is within a short drive of junction 6 of the M65 motorway.

The building is located close to Hippo Motor Group, Blackburn Chemicals, and Pets Choice.

## Description

A detached warehouse which has been occupied by a printing company for many years.

The double bay warehouse offers a mix of office and warehouse space with a modern canteen, and bathroom facilities.

The gated site has two loading doors, and a substantial onsite car park for 25 vehicles.

The property has an eaves height of 3.4 metres with an apex height of 4.6 metres and loading doors to 3.3 metres.

## Accommodation

The property has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
GIA	20,173.7	1,874.1

## Purchase Price

Offers in the region of £1.2 million pounds (one million two hundred thousand pounds) + VAT.

## Rent

£125,000 + VAT per annum.

## Tenure

The property is leasehold for a term of 99 years from September 1973, and the rent is reviewed every 25 years. The current ground rent is £35,000 per annum with the next ground rent review due in 2048 (a copy of the ground lease is available on request from our offices).

The sellers have contacted Blackburn Council in order to try and extend the lease back to its original term of 99 years.

## Vat

Whiteacres understand the rent in relation to this property is subject to VAT at the prevailing rate.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £47,250 with rates payable being £23,577.

The prospective occupier must contact Blackburn Borough Council on 01254 585585 to confirm further details.

## Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for their own services including water rates, and the buildings insurance which will be recharged by the landlords.

## Services

The property has the benefit of all mains services, including a substantial gas and electricity supply.

## Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

## Legal Costs

Each party is to be responsible for their own legal costs.

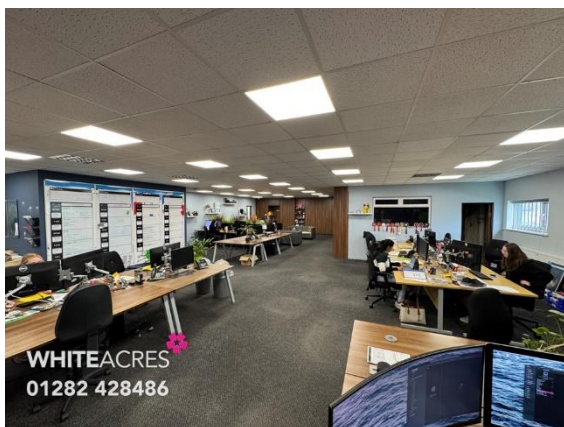
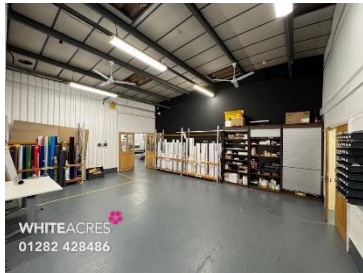
## Viewings

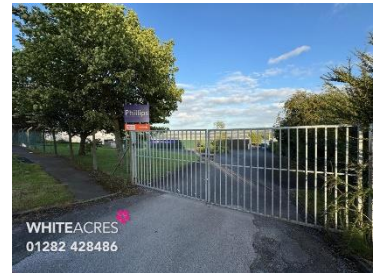
Please contact the agents:

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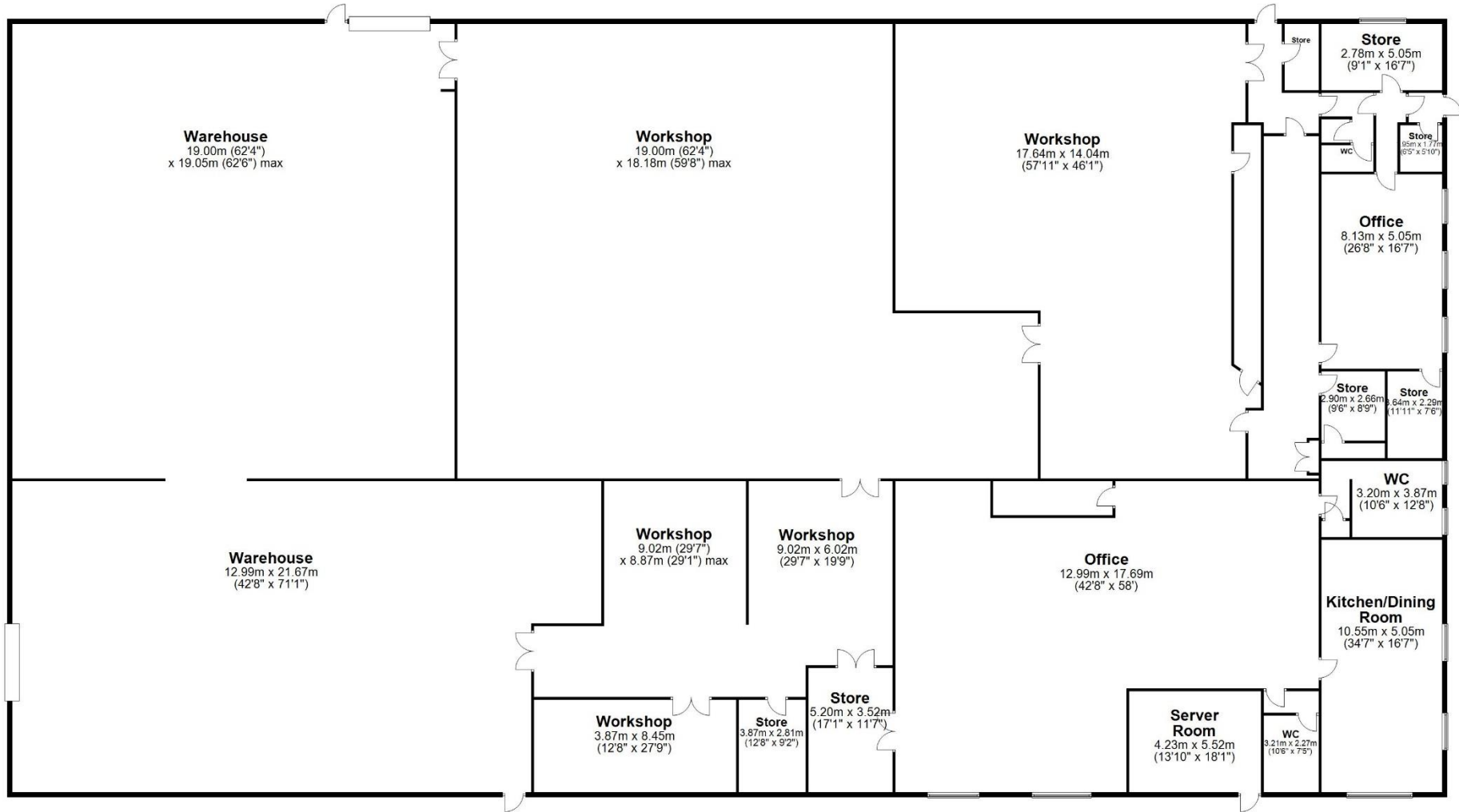


[www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

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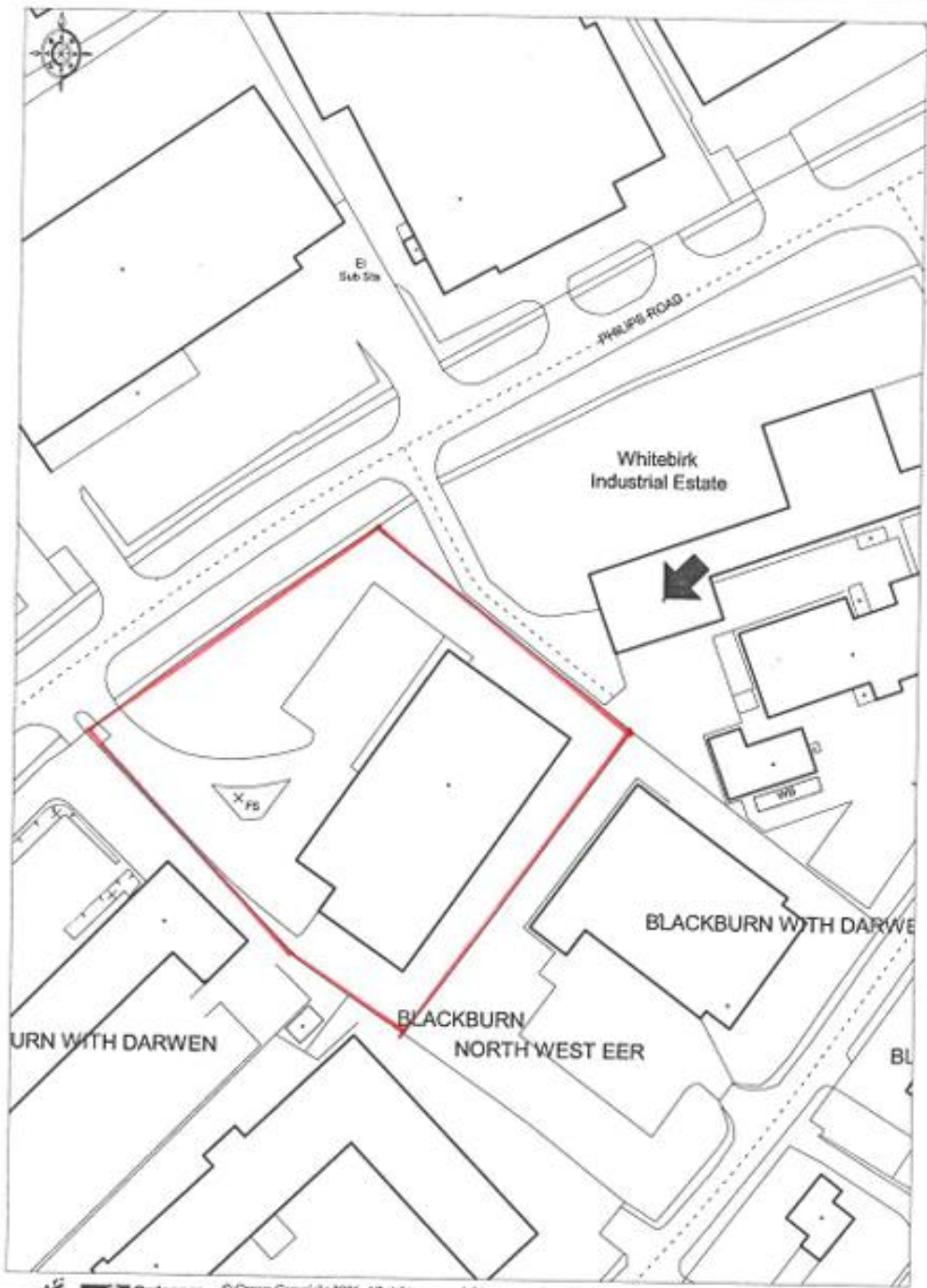
These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

Ground Floor



Total area: approx. 1927.2 sq. metres (20744.5 sq. feet)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. Please contact us for more information.



## Energy performance certificate (EPC)

Phillips Office Team Phillips Road Whitebirk Industrial Estate BLACKBURN BB1 5NA	Energy rating	Valid until: 6 September 2026
	<b>C</b>	Certificate number: 0510-0236-9019-5701-9002

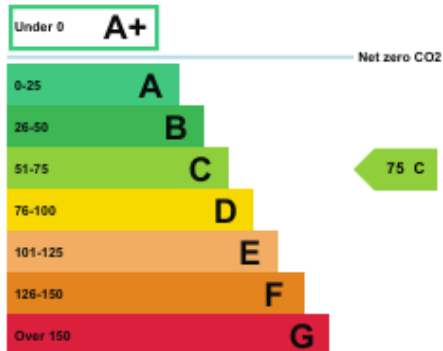
Property type	B1 Offices and Workshop businesses
Total floor area	2,027 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built	23 A
If typical of the existing stock	67 C