

To Let
From £27,850 p.a. exclusive



New Build Warehouse/Trade Counter Units

3,700 - 5,100 SQ FT (343.74 - 473.81 SQ M)

📍 UNITS AT HOLLINS BUSINESS PARK, HOLLINS GROVE STREET, DARWEN, BB3 1HG

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Turner Westwell
Commercial Agents

KEY FEATURES

- New build warehouse/trade counter units
- High quality specification
- 6 metre eaves
- Units 14 and 24 are detached units and extend to 3,700 and 5,100 sq ft respectively
- Extensive concrete surfaced communal yard/loading
- Highly secure site with manned security and CCTV
- Strategic location with short distance of Junction 4 of the M65 motorway
- Rents from £29,600 per annum exclusive
- **Vehicle related uses (including vehicle painting/detailing) are not acceptable on the estate and will not be considered**



LOCATION

Hollins Business Park is located prominently fronting Hollins Grove Street, a short drive from Junction 4 of the M65 motorway, providing excellent connectivity to the wider regional and national motorway network.

The development is situated within a well-established commercial location, with neighbouring occupiers including Canopies UK, Vampire Vape and Howdens Joinery, alongside a variety of other reputable trade, industrial and distribution businesses.

In recent years, the immediate vicinity has experienced significant commercial growth, with a series of new, high-quality developments further enhancing the area's appeal.

DESCRIPTION

Hollins Business Park comprises an impressive new-build industrial estate, providing a development of units constructed in two phases. The available accommodation, Units 14 and 24, are detached units and extend to 3,700 and 5,100 sq ft respectively.

The units are constructed of steel portal frame with a minimum eaves height of 6 metres. Each unit includes a solid concrete floor, electric sectional up-and-over loading door, WC facilities and LED pendant lighting. Externally, there is a large concrete yard to the front with demised parking.

The units are finished to a high specification and are suitable for a range of uses, including trade counter, warehousing, light industrial and e-commerce uses.

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

EPC

Energy Performance Certificates (EPC's) have been commissioned and full copies of the reports are available on request.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 14	343.74	3,700
Unit 24	473.80	5,100

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed - minimum 5 year term.

Unit 14 - Rental £29,600 per annum exclusive.

Unit 24 - Rental £40,800 per annum exclusive.

SERVICE CHARGE

A service charge is levied to recover the cost of common site maintenance, landscaping, security and ongoing management. The service charge is approximately £1.25 per sq ft.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

PLANNING

Class B2 (General Industrial) and Class B8 (Storage and Distribution). **It is the proposed Tenant's responsibility to clarify with the Local Planning Authority (Blackburn with Darwen Borough Council) that their intended use is acceptable.**

Please note that vehicle related uses (including vehicle painting/detailing) are not acceptable on the estate and will not be considered.

BUSINESS RATES

A re-assessment for Business Rates purposes is required on occupation. Interested parties are advised to make their own enquiries with the Local Rating Authority (Blackburn with Darwen Borough Council) to clarify the rates payable.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Director

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Important Notice: Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.



TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.