

To Let
Rental - £20.00 per sq ft



Brand New Modern Office Accommodation

2,000 - 8,000 SQ FT (185.8 - 743.2 SQ M)

📍 RAILWAY HOUSE, HOLLINS GROVE STREET, DARWEN, BB3 1HN

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Turner Westwell
Commercial Agents

KEY FEATURES

- Brand new modern office accommodation
- Established commercial and light industrial location
- Approximately 1 mile from Darwen Town Centre
- Excellent transport communication 2-3 minutes from Junction 4 of the M65 motorway, providing access across the North West
- Darwen Railway Station within 1 mile, with services to Blackburn and Manchester
- Ideal Head Quarter facility
- Space available as a whole, or multiples of 1,700 sq ft suites
- 35 car parking spaces
- Available with industrial unit, subject to terms
- Rental - £20.00 per sq ft

LOCATION

Railway House is situated on Hollins Grove Street in Darwen, within a well-established commercial and light industrial area on the eastern edge of the town. The property is located approximately 1 mile from Darwen Town Centre, which provides a range of retail, food and service amenities. Darwen Railway Station is also around 1 mile away, offering regular services towards Blackburn and Manchester, with onward connections to the wider national rail network.

The location benefits from strong public transport links, with local bus services operating along nearby main routes such as Blackburn Road, providing connections to Blackburn, Bolton and surrounding areas.

In addition, Railway House is just a short 2-3 minute drive from Junction 4 of the M65 motorway, giving excellent access to Blackburn, Preston, Burnley and the wider North West motorway network. The surrounding area forms an established commercial hub.

DESCRIPTION

The property comprises a brand-new office development offering high-quality workspace, ideally suited to a headquarters operation. Alternatively, the accommodation can be configured to provide smaller floorplates to meet a range of occupier requirements.

The specification includes carpeted floors, modern exposed ceilings, together with contemporary kitchen and WC facilities. The property also benefits from 35 dedicated car parking spaces within a secure enclosed car park.

For businesses requiring storage or operational space, the accommodation can be offered with an industrial unit, providing flexible accommodation for other permitted Class E uses.

SERVICES

The mains services connected to the property to include water, gas, 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.



ACCOMMODATION

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

Description/Floor
Suite 1 - Ground Floor
Suite 2 - Ground Floor
Suite 3 - First Floor
Suite 4 - First Floor
Suites are available from 1,700 sq ft

LEASE TERMS & RENTAL

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

The rental is £20.00 per sq ft.

VAT

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

BUSINESS RATES

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

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

LEGAL COSTS

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

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

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.

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