

To Let
Rents from £9,500 p.a.
exclusive



Single Storey Commercial and Business Units

653 - 863 SQ FT (60.66 - 80.17 SQ M) - MAY SUIT A RANGE OF USES

📍 UNITS AT MOMENTUM BUSINESS PARK, HASLINGDEN ROAD, BLACKBURN, BB1 2NF

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Single storey commercial and business units with 100% Business Rates Relief available
- Excellent Connectivity - Direct motorway links to the M65, M61, M6, A56, M66, M60 and M62
- Strategic Positioning - 2 miles from Blackburn, 5 miles from Accrington, 9 miles from Preston and 28 miles from Manchester
- Established Commercial Hub - Neighbouring Shadsworth Business Park and Walker Industrial Estate
- Strong Surrounding Occupiers - Close to Everlast Gyms, Starbucks, Slazenger Padel Centre and more
- Modern £10m Development - Designed to support small and growing businesses
- High specification units - Steel-framed construction with brick and cladding elevations
- Bright & Functional Interior - 10% translucent roof lights, open-plan layout, concrete flooring - suitable for a range of business uses
- Practical Access - Roller shutter door (2.9m x 3.0m) plus glazed pedestrian entrance
- Unit 40 has feature glazed frontage - suitable for office, showroom, trade counter, etc
- Available on a new lease - rents from £9,500 per annum, with incentives offered subject to tenant status



LOCATION

Momentum at Blackburn is prominently located on Roundhouse Way, off Haslingden Road and close to Blackamoor Road, just 400 yards from Junction 5 of the M65. The scheme sits within an established commercial area, neighbouring Shadsworth Business Park and Walker Industrial Estate. Surrounding occupiers include a strong mix of leisure and hospitality operators such as The Willows Pub & Hotel, Everlast Gyms, Soccerdome/Trampoline Centre, Slazenger Padel Centre, and Starbucks.

Blackburn is an established and well-connected town in Northwest Lancashire, located just 5 miles from Accrington, 9 miles east of Preston and 28 miles north of Manchester. The town enjoys excellent road connectivity, with the M65 motorway running through it and linking directly to the M61 at Junction 31, which in turn connects with the M6 just 7 miles to the west. The M65 also connects with the A56 dual carriageway, providing further links to the M66, M60 and M62, ensuring fast and efficient access to Greater Manchester, Lancashire and the wider region.

DESCRIPTION

Momentum Business Park is a modern £10m development by Roundhouse Properties, offering high-quality industrial and business units from 650-1,000 sq ft. Phase 1 completed in June 2024 and is almost fully occupied, with Phase 2 now delivering a further 20 units in this well-connected, professional setting.

The subject properties form part of Phase 2 and comprise four brand-new mid- and end-terrace units of steel-frame construction with brick elevations, high-level cladding and mono-pitched roofs with 25% roof lights. Units 39, 55 and 56 feature electric roller-shutter loading doors (2.9m x 3m) plus glazed pedestrian entrances, while Unit 40 offers a feature double-glazed doorway in place of a shutter.

Internally, all units provide open-plan space with concrete floors, blockwork walls, an accessible WC and a modern kitchenette. Each is finished to a shell specification with water, drainage and single-phase power and ready for Tenant fit-out to suit their business use and requirements. The units are capable of accommodating a mezzanine floor.

Externally, the estate benefits from a tarmac access road, block-paved loading areas and two allocated parking spaces per unit.

LEASE TERMS

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

ACCOMMODATION & RENTAL

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

Description/Floor	Sq Ft	Rent (PA)
Unit 39 - Ground Floor	653	£9,500 per annum exclusive
Unit 40 - Ground Floor	653	£9,500 per annum exclusive
Unit 55 - Ground Floor	863	£12,000 per annum exclusive
Unit 56 - Ground Floor	863	£12,000 per annum exclusive

***Plus 2 x parking spaces per unit**

***Each unit is capable of accommodating a mezzanine**

SERVICE CHARGE & INSURANCE

A service charge is levied to cover the cost of management and maintenance of the common site area. The Service Charge was £654 per annum, per unit for 2025.

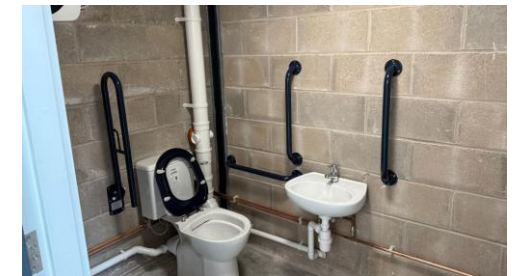
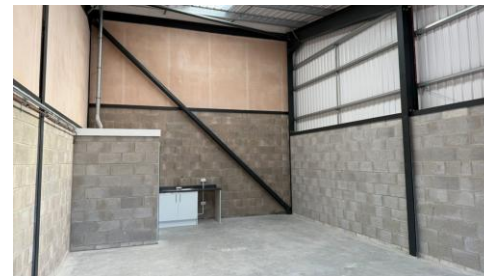
The insurance premium will be recharged by the Landlord to the Tenant for each unit.

VAT

VAT is applicable and will be charged at the prevailing rate.

SERVICES

The mains services connected to the property include water supply, single-phase electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents 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.

BUSINESS RATES

The units will be assessed for Business Rates purposes upon occupation. 100% Business Rates Relief may also be available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Blackburn with Darwen Borough Council).

The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

USE

E-Class - Business, Commercial & Service. **It is the responsibility of the ingoing Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Blackburn with Darwen Borough Council).**

LEGAL COSTS

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

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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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.

