



UPON THE INSTRUCTIONS OF
ADHAN GROUP OF COMPANIES

WITTON BUSINESS PARK

Preston Old Road, Blackburn, **BB2 2SZ**

To Let

Good Quality Factory Workshops Available at Reasonable Rentals from **10,000 sq ft** up to **487,500 sq ft** on **25 acres**





Background

The complex of buildings, which now comprises Witton Business Park, has recently been acquired by the Adhan Group. The buildings, which locally is referred to as the Voith Fabrics or formerly Scapa Porritt facility, is strategically located opposite the Witton Park main entrance on Preston Old Road and offers easy access to both Blackburn and the Regional motorway network.

On a total site area of 25 acres, the development is currently undergoing an extensive refurbishment programme which will involve the sub-division of the complex into smaller units from 10,000 sq ft which will be available to let on short or long term leases.

Description

The premises total approximately 487,500 sq ft and comprises a complex of single storey interconnecting industrial buildings which can be sub-divided to offer units from 10,000 sq ft upwards – see schedule.

The units have been well maintained with each having its own separate loading facilities. Craneage and offices are incorporated through several of the units.

Ample parking is available within the development.



Unit 6

Adhan Group

About Us

The Adhan Group of Companies has established itself as one of the most successful privately owned property development and investment companies in the UK.

The Adhan Group of Companies current portfolio comprises over 600 commercial tenants that accommodate businesses ranging from small to large blue chip organisations, all of their tenants benefit from our experienced professional tenant management system, our management structure helps our tenants meet their required business needs.

The success behind the Adhan Group of Companies is underpinned by crucial values that are followed by every department of the business.

- **Customer Satisfaction** - Providing the advice and service that is best suited for all our customers
- **Quality Service** - Delivering each and every project according to the customers timescale
- **Team Work** - Our goal is to build strong, long lasting relationships with all our customers

To this day the Adhan Group of Companies Chairman is still available to offer his experience, knowledge and honest advice to all of our customers and tenants.



We do business on the basis of loyalty, trust and honesty



Unit 5

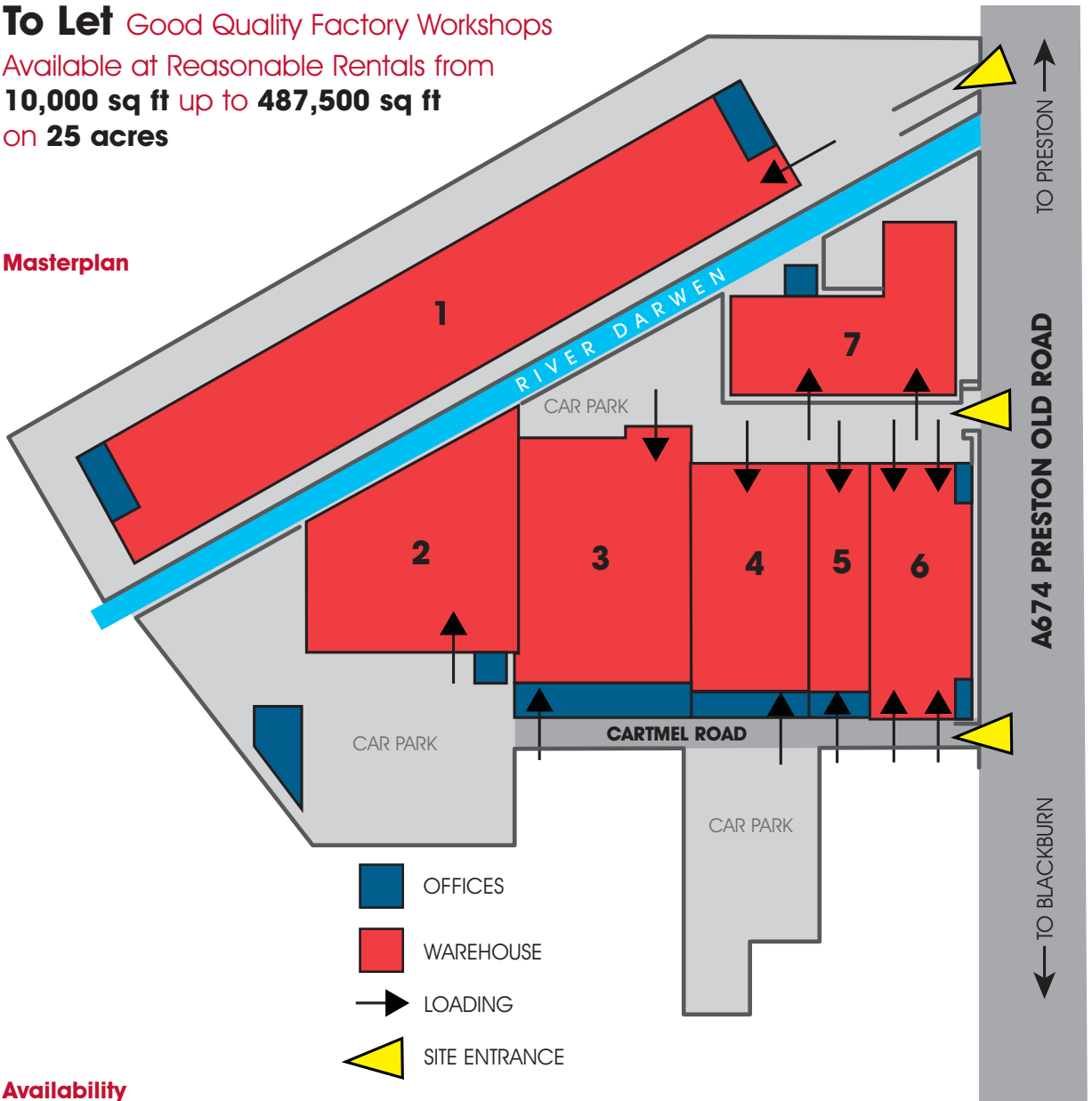
To Let Good Quality Factory Workshops

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on **25 acres**

Masterplan



Availability

The premises are available for immediate occupation if required.

Accommodation

We have calculated the gross internal floor areas of the main buildings to be:

Unit	Offices	Warehouse	Total
1	7,321 sq ft	141,360 sq ft	152,135 sq ft
2		56,086 sq ft	56,086 sq ft
3	34,004 sq ft	78,106 sq ft	112,110 sq ft
4	5,784 sq ft	48,760 sq ft	54,544 sq ft
5	1,347 sq ft	23,867 sq ft	25,214 sq ft
6		39,335 sq ft	39,335 sq ft
7		24,700 sq ft	24,700 sq ft
Ancillary Buildings			23,376 sq ft
TOTAL			487,500 sq ft



Cartmel Road Elevation

The buildings can be combined into larger areas if required - see plan.

WITTON BUSINESS PARK



Security

24 hour on site CCTV security with manned patrols will be provided.

Services

All mains services are connected to the property. The premises are sprinklered throughout.

Planning

The premises benefit from planning consent for general industrial use. They would also suite warehousing and other commercial uses, subject to planning permission approval.

Rating

The premises will require re-assessment following sub-division. As a guide, we would envisage the rates payable to be in the region of 75p to £1 per sq ft.

Lease

The premises are available on flexible lease terms with the tenant to occupy on effective full repairing and insuring terms and to be responsible for the usual occupier's costs attributable to each unit, to include business and water rates, electricity and gas.

Rental

Full details upon request.

Service Charge

A service charge will be levied to cover the cost of security and site maintenance.

Legal Costs

The incoming tenant will be responsible for all legal costs involved in the transaction.

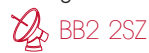


**To Let Good Quality
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Location

The premises, are conveniently located fronting Preston Old Road, immediately opposite the entrance to Witton Park, in a mixed commercial and residential area, approximately 2 miles south west of Blackburn town centre.

Easy motorway access is available via junction 3 or 4 of the M65 motorway, which lies approximately 3 miles from the subject premises. This in turn provides easy access to the regional motorway network. See location plan.



Viewing

Strictly through joint agents Adhan Group and Taylor Weaver.

MISREPRESENTATION ACT

Adhan Group and Taylor Weaver for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Adhan Group and Taylor Weaver has any authority to make or give any representation or warranty in relation to this property.

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Tel 01282 858200.

M. Khanjra

Commercial Agents

Adhan GROUP

01254 504786

A. Taylor

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

01254 699030

www.taylorweaver.co.uk

info@adhangroup.co.uk

alex@taylorweaver.co.uk