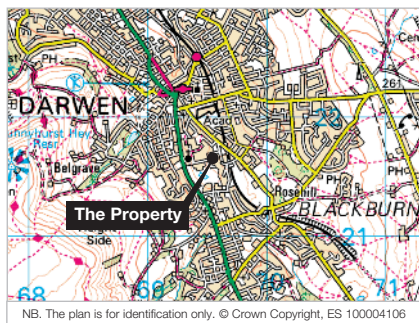


Darwen **Tower Business Park** **Tower Road** **Lancashire** **BB3 2DU**

- **Freehold Warehouse/Industrial Investment**
- Major tenant Biffa Municipal Ltd
- Vacant possession of 3,823 sq m (41,143 sq ft) (1) (2)
- Total Current Rents Reserved

£118,066 pa
Rising on completion
of the lease of Unit 2
to £177,966 pa
Rising further to
£184,966 pa on the
restructuring of the
lease to Biffa



Tenure

Freehold.

Location

Darwen, with a population of 31,570, is a market town located four miles south of Blackburn just to the south of the M65 Motorway (Junction 4). The property is situated to the south-east of the town centre just off Blackburn/Bolton Road (A666) in a mixed commercial and residential area. A Sainsbury's Supermarket and Darwen Aldridge Community Academy are located close by.

Description

The property comprises a number of industrial/warehouse buildings mainly arranged on ground floor some having the benefit of separate office sections. In total the accommodation extends to some 7,188 sq m (77,361 sq ft) (4).

VAT

VAT is not applicable to the majority of this lot. Part of the property has been elected, please see the legal pack.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Range from EPC Rating 47-140 Bands B-F (Copies available on website).

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Vacant (1)	Unit 1 584 sq m (6,282 sq ft)			
Unit 2	Vacant (2)	Unit 2 2,362 sq m (25,420 sq ft)	Terms agreed for a new lease (2)		
Unit 3 and Garage	Biffa Municipal Ltd (3)	Unit 3 1,748 sq m (18,816 sq ft) Garage 317 sq m (3,415 sq ft)	Term from 26.11.2012 expiring 31.05.2020 Rent review 2017 FR & I subject to a Schedule of Condition	£86,066 p.a.	Rent Review 2017
Unit 4a	Vacant	Unit 4a 466 sq m (5,017 sq ft)			
Unit 4b	Vacant	Unit 4b 411 sq m (4,424 sq ft)			
Unit 5	Consilium Environmental Services Limited	Unit 5 1,300 sq m (13,987 sq ft)	5 years from 30.10.2014 Lessee's option to break at end of 2nd year FR & I subject to a Schedule of Condition	£32,000 p.a.	Reversion 2019
		Total (4)	7,188 sq m (77,361 sq ft)	Total £118,066 p.a.	

- (1) Terms have been agreed in principle for Biffa to surrender occupation of the "garage" and take Unit 1 on the same terms but at an enhanced rent of £93,006 p.a.
- (2) Terms have been agreed and are in solicitors hands for the granting of a new lease to Kenley Warehousing & Distribution Ltd for a term of 6 years at an initial rent of £59,900 p.a. subject to a rent review in 2017. The lessees will have the benefit of a break clause every 2 years and a two month rent free period at the commencement of the lease. A 3 month rent deposit is to be held.
- (3) For the year ended 28th March 2014, Biffa reported a turnover of £80.116m, a pre-tax profit of £6.82m, shareholders' funds of £40.94m and a net worth of £40.577m. (Source: riskdisk.com 20.04.2015)
- (4) Floor areas supplied by the Joint Auctioneer.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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Unit 1



From left to right – Unit 1, Garage and Unit 2



Units 3, 4a, 4b and 5



Unit 5