



UPON THE INSTRUCTIONS OF
ADHAN GROUP OF COMPANIES

GLENFIELD PARK

Philips Road, Blackburn **BB1 5PF**

To Let

Quality Office and Factory Workshops Available at
Reasonable Rentals from **370 sq ft** up to
32,000 sq ft on **25 acres**



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.



Lancashire County Cricket Club



CAPITA

PPG Industries

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



GLENFIELD 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.



GLENFIELD PARK

Office Space

Starting from a one person office of 137 sq ft through to multi-occupancy offices of 3,500 sq ft+

Industrial Space

Our industrial / workspace units range in size from 500 sq ft to more than 32,000 sq ft

Location

The premises, are conveniently located for the M65 motorway link, just of junction 6. The infrastructure offers a regular bus service from the surrounding areas and it is approximately 1 mile from Blackburn town centre.

Easy motorway access is available via junction 6 of the M65 motorway, which lies approximately half a mile along a dual carriageway to the Park. Alternatively, from junction 31 of the M6 at Preston it is 5 miles along good roads. These routes provide easy access to the regional motorway network. See location plan.

Viewing

Strictly through the Adhan Group.

Contact Us

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