

**TO LET**



*Modern detached double bay Warehouse with glazed offices and substantial secure yard*

## **Units 7 & 8 Union Court, Alan Ramsbottom Way, Great Harwood, Lancashire, BB6 7FD**

- ❁ High bay warehouse premises with glazed offices extending to approximately 15,663 sq ft
- ❁ Substantial gated & fenced yard mainly in concrete extending to 1,500 sq m
- ❁ Open plan warehouse and distribution facility positioned close to junction 7 of the M65 motorway
- ❁ Quality two storey office block with glazed reception, staff canteen and male and female toilets
- ❁ High profile building close to S&B Tippers, Freudenberg Sealing, Fibreoptic FX and Gaskell Motor bodies
- ❁ Full open plan warehouse accommodation with 7 metre eaves, double loading doors, gas heating and 3 phase electricity
- ❁ Walking distance of Great Harwood town centre, various supermarkets and within a short drive of the Ribble Valley
- ❁ Electric car charging points installed

## Location

The property is located on the established and popular Heys Lane Industrial Estate in Great Harwood being a ten minute drive from junction 7 of the M65 motorway. And within a short drive of the Ribble Valley.

The property is positioned close to the junction between Barons Way and Alan Ramsbottom Way and is within walking distance of Great Harwood town centre and its amenities

There are several other businesses on the estate including, S & B Tippers, Hyndburn Commercial, Freudenberg Sealing, Fibreoptic FX and Gaskell Motor Bodies.

## Description

A high profile detached warehouse and distribution facility on a popular and established business park close to junction 7 of the M65 motorway.

The high bay warehouse facility has a minimum eaves height of 7m and an apex height of just less than 9m and currently offers open plan warehouse accommodation with LED lighting, three phase electricity and two electrically operated roller shutter doors.

The property has a modern glazed entrance reception with a two storey office block comprising of a showroom, six first floor private offices, a canteen and a boardroom.

Externally there is a substantial concrete yard providing loading for HGV's and a number of parking bays laid in tarmac. There are a couple of electric car charging points at the front of the site and the yard is secured with mesh fencing and lockable gates.

## Accommodation

The accommodation has been measured on a gross internal basis including toilets, stairwells and corridors and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 7	24.3m x 23.6m	6,173.2	573.5
Unit 8 (Including two storey office block)	24.3m x 24.9m	9,490.6	881.7
<b>GIA</b>		<b>15,663.8</b>	<b>1,455.2</b>

## Terms

The whole property is available by way of a new full repairing and insuring lease for a term to be agreed at a total annual exclusive rent of £95,000 per annum + VAT.

## Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

## Business Rates

We understand the property has two rateable values as follows:

Unit 7 - £28,250 (rates payable of £14,096)  
Unit 8 - £34,750. (rates payable of £17,340)

The amount payable is dependent on the tenant's circumstances and interested parties should contact Hyndburn Council on 01254 388111 to confirm the exact payable amount.

## Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for the buildings insurance which will be recharged by the landlords, the estate service charges and all services connected to the property including water rates.

## Services

We understand the property has the benefit of 3 phase electricity, mains water and gas.

## Service Responsibility

It is the prospective tenants responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

## Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

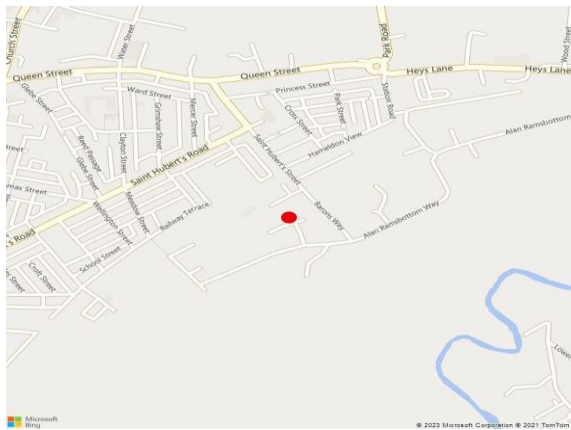
## Viewings

Please contact the agents:

Kelly McDermott  
01282 428486  
[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

Jonathan Wolstencroft  
01282 428486  
[jonathan@whiteacres-property.co.uk](mailto:jonathan@whiteacres-property.co.uk)

Whiteacres Property  
287 Manchester Road, Burnley BB11 4HL

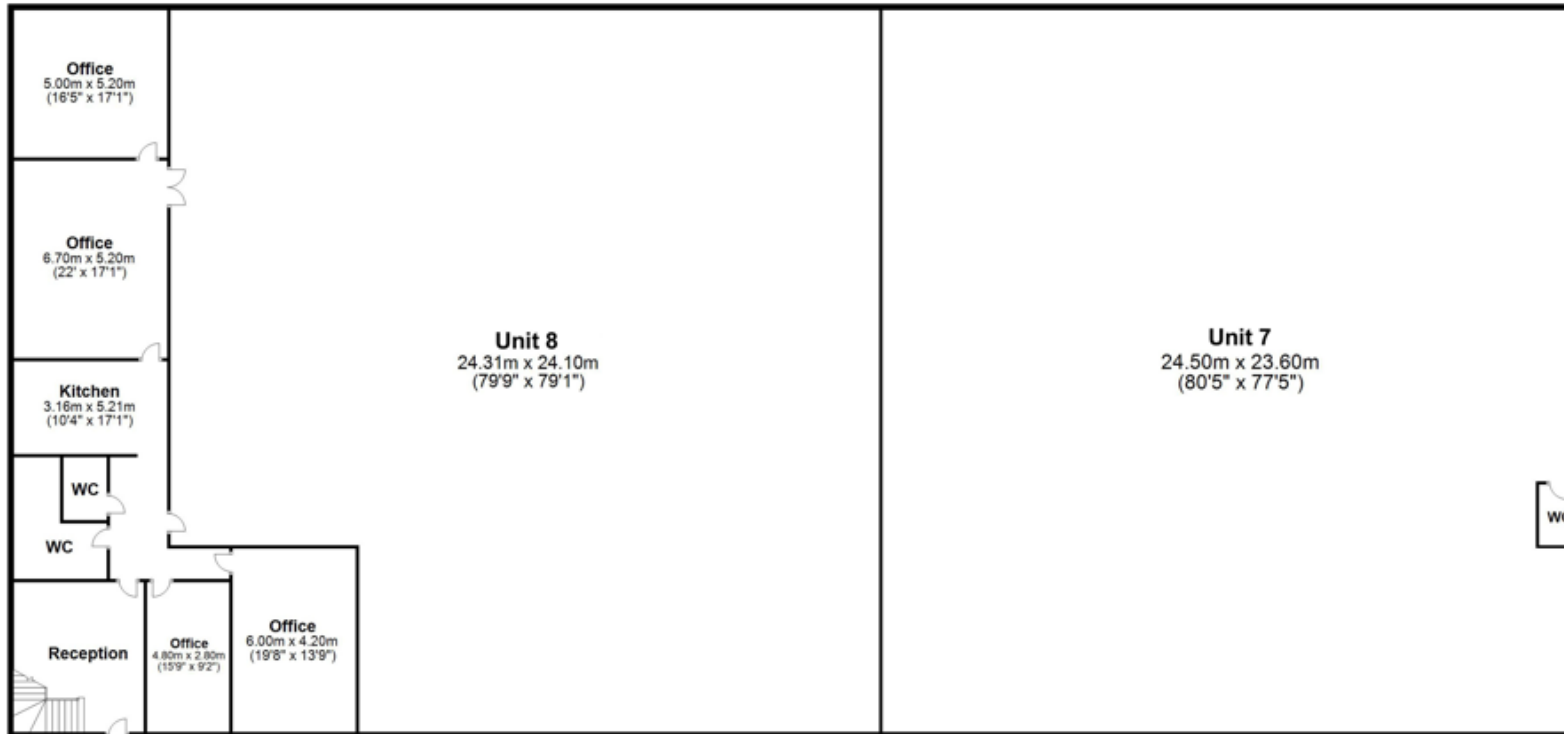




# FLOORPLAN

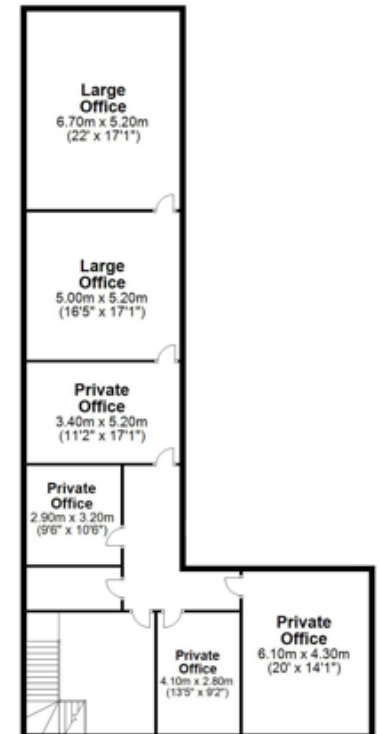
## Ground Floor

Approx. 1298.6 sq. metres (13978.2 sq. feet)



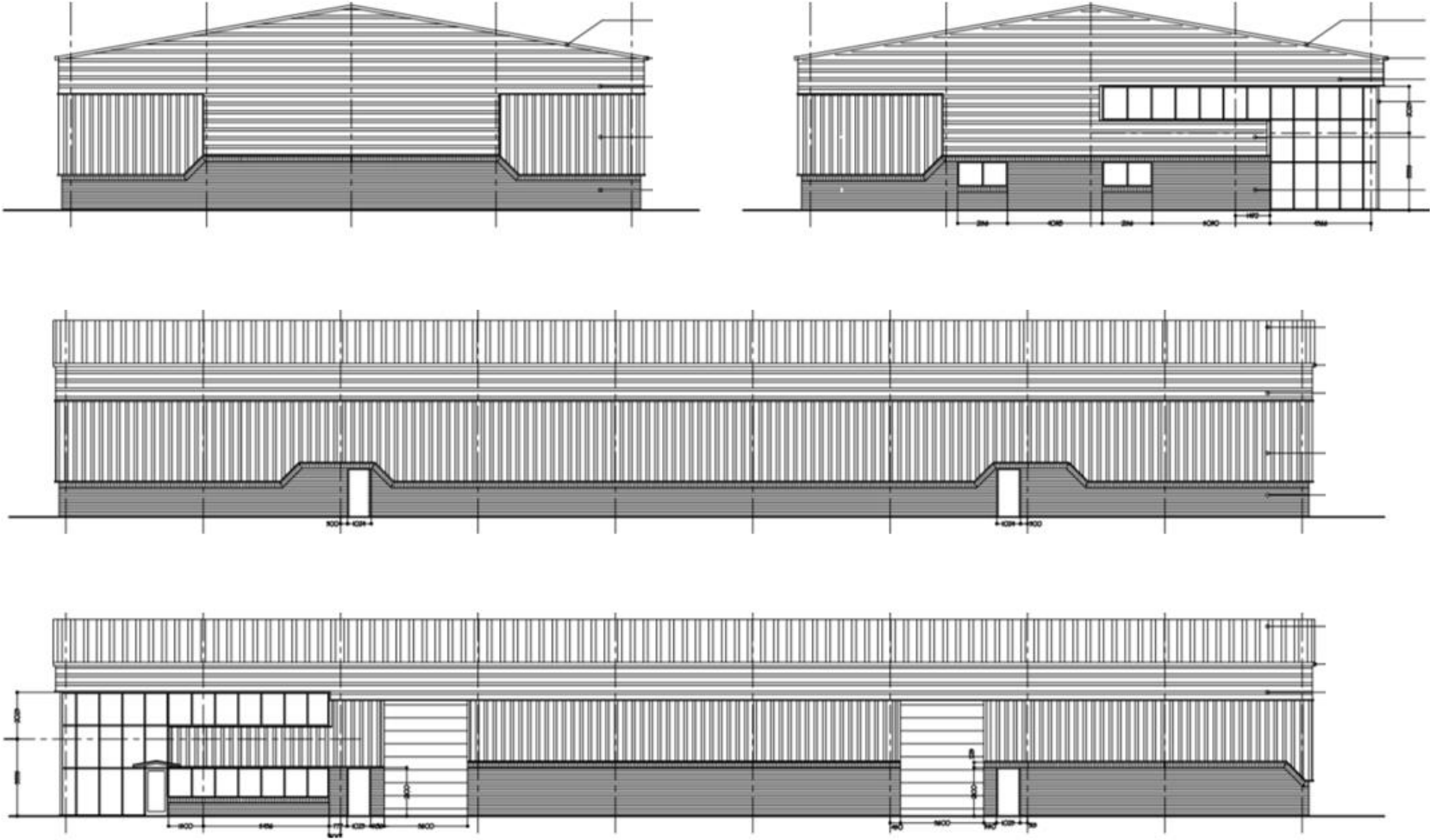
## First Floor

Approx. 166.6 sq. metres (1792.2 sq. feet)

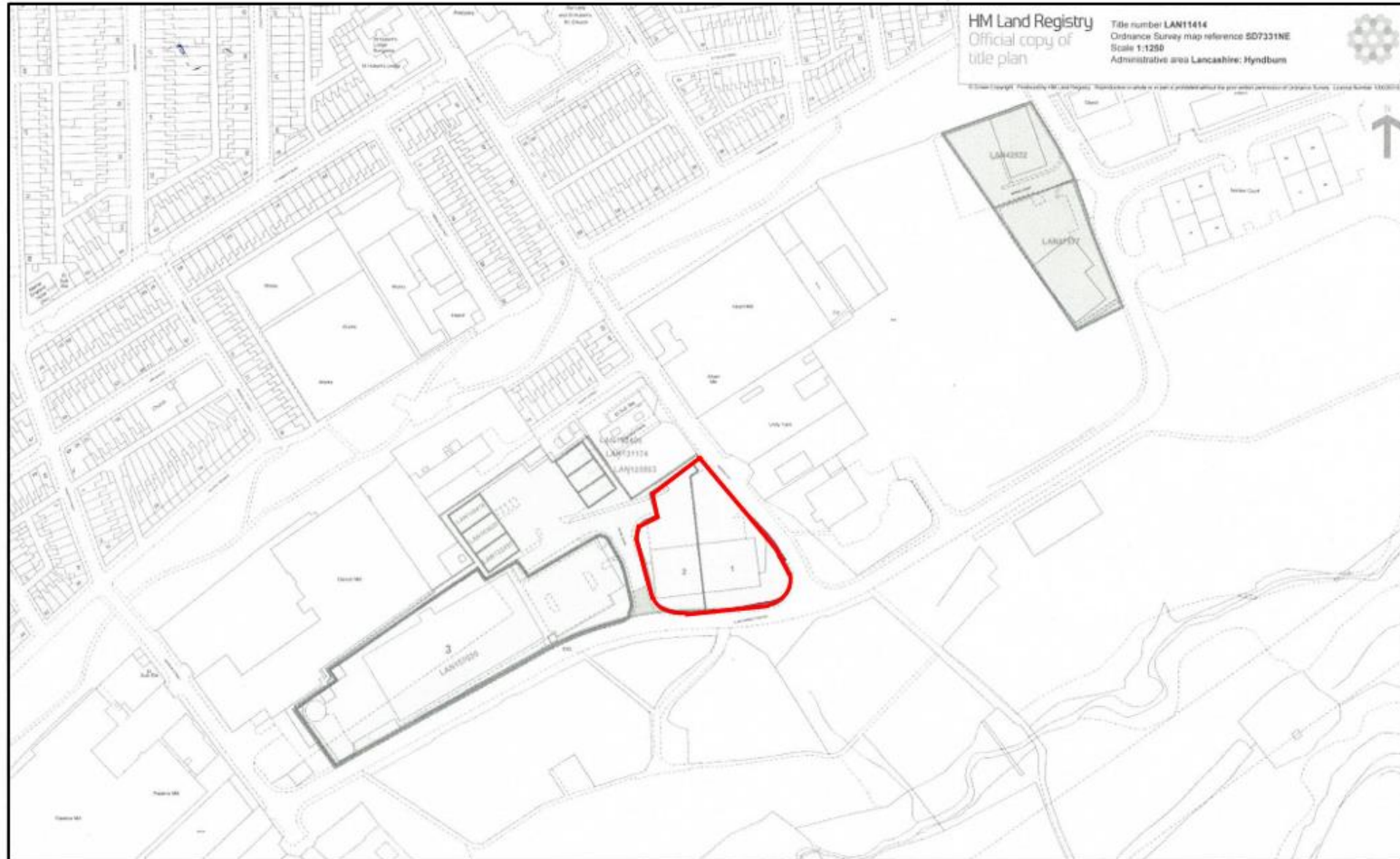


Total area: approx. 1465.1 sq. metres (15770.4 sq. feet)  
For illustration purposes only - not to scale

# ELEVATION PLANS



# SITE PLAN



**PLEASE NOTE THIS SITE PLAN IS FOR IDENTIFICATION PURPOSES ONLY AND A PROSPECTIVE TENANT OR THEIR SOLICITOR MUST VERIFY THE BOUNDARIES OF THE SITE PRIOR TO MAKING ANY LEGAL COMMITMENT.**