







TO LET

Prime industrial warehouse with mezzanine floor and three offices

Unit 6C Petre Court, Petre Road, Clayton Le Moors, Hyndburn, BB5 5HY

-  Well located industrial unit positioned close to junction 7 of the M65 motorway
-  Property extending to 5,859 sq ft (including mezzanine floor)
-  Allocated onsite car parking with good access to Preston, Hyndburn and Burnley
-  Positioned close to East Lancs Chamber of Commerce, World Options & General Traffic
-  High bay warehouse with substantial mezzanine floor being available immediately
-  Three offices, two toilets and open plan kitchen, LED lighting, electric heating, glazed frontage and substantial electric loading door
-  Competitive rent and available for immediate occupation

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The business park is located close to junction 7 M65 motorway in the borough of Hyndburn.

The estate is positioned off Blackburn Road with other businesses in the vicinity including East Lancs Chamber Of Commerce, World Options and General Traffic.

The site is well located with good access to Hyndburn, Burnley, Blackburn and Preston.

Description

A high quality industrial warehouse premises located on one of the Northwest's premier business parks.

The property is positioned at junction 7 of the M65 motorway with excellent connections to Burnley, Preston, The Ribble Valley and Manchester.

The warehouse is an end parade portal frame industrial unit with profile insulated cladding incorporating translucent roof panels.

The accommodation offers open plan warehouse space with an apex height of 8.5 metres and a substantial mezzanine floor positioned at the back of the property. The premises has three offices, two toilets and an open plan kitchen facility.

The site has LED lighting, glazed reception, substantial electric loading door (5.2m high x 4m wide).

Externally there are a number of allocated car parking spaces together with a communal yard providing excellent loading for HGV's.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse including reception and W/C	29.2m x 12.2m	4,229.1	356.2
Mezzanine	12.9 x 12.3 Max	1,425.5	132.9
Two first floor offices combined	5.5 x 3.6	205.1	19.8
GIA		5,859.7	544.3

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£32,500 per annum plus VAT.

Vat

Whiteacres have been informed that the rent quoted is subject to VAT at the prevailing rate.

Tenure

We understand the site is leasehold for a term of 150 years from the 14th August 2007 at a ground rent of £80 per annum.

Business Rates

We have been verbally informed that the rateable value for this property is £17,000 with the rates payable being £8,483.

The prospective tenant may benefit from small business rates relief and should contact Hyndburn Borough Council on 01254 388111 to confirm full details.

Outgoings

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

Services

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

Service Responsibility

It is the prospective occupier's responsibility to verify that all services and appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

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

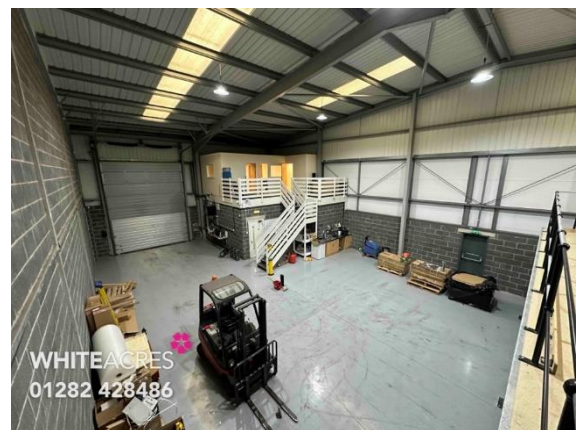
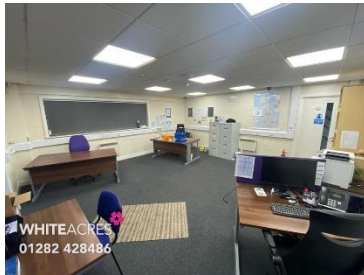
Viewings

Please contact the agents:

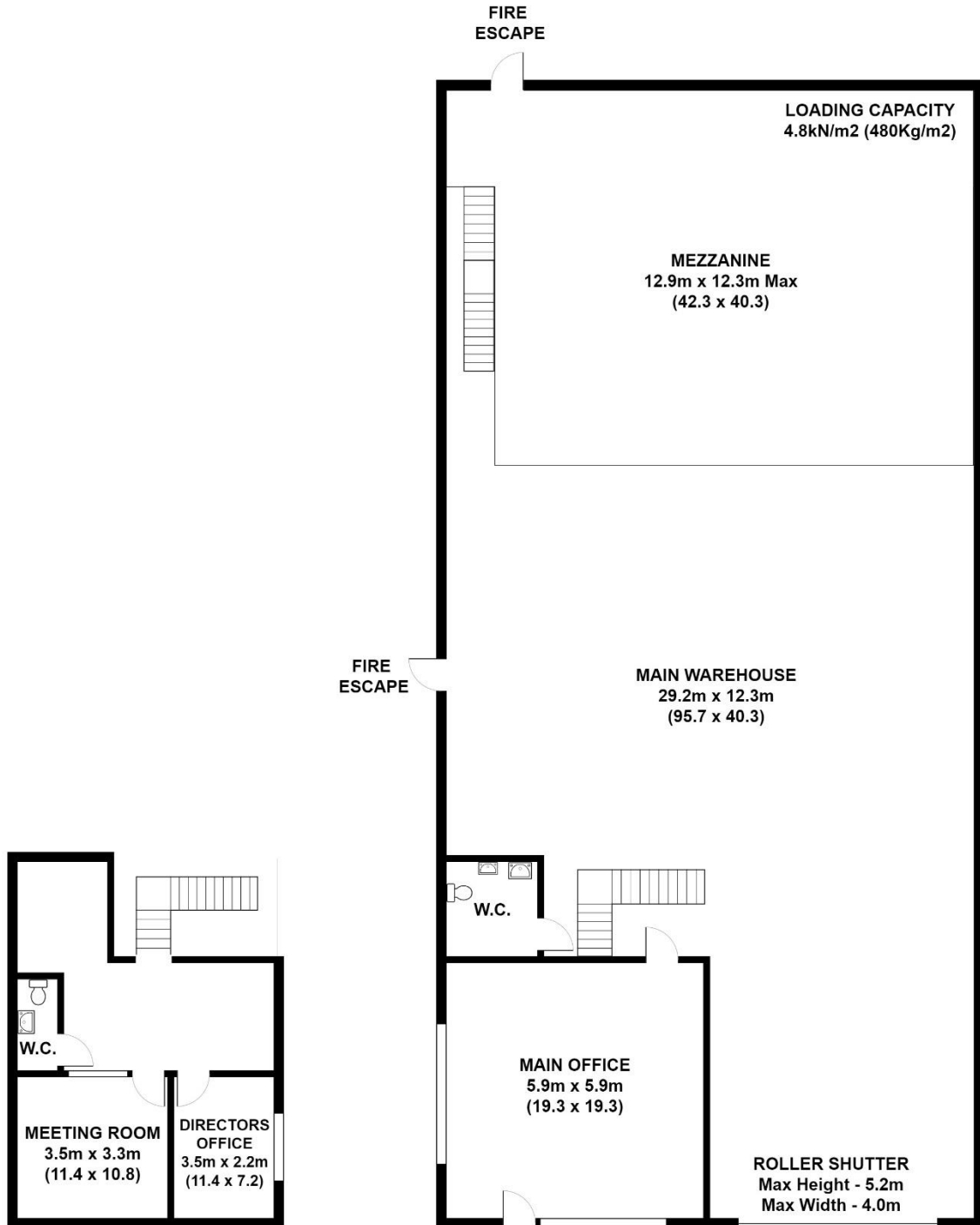
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Whiteacres Property, Church House, 10 Church Street, Padiham, BB12 8HG



OPEN PLAN WAREHOUSE WITH SUBSTANTIAL MEZZANINE
(Approx 544.3 sq.meters 5859.7 sq feet)



For illustration purposes only - not to scale

HM Land Registry
Current title plan

Title number **LAN56989**
Ordnance Survey map reference **SD7430SW**
Scale **1:1250**
Administrative area **Lancashire : Hyndburn**



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