

TO LET



Brand new end parade workshop extending to over 1,500 sq ft

Unit 3, Landwick Court, Altham Business Park, Accrington, BB5 5TU

- ❁ Brand new end parade warehouse unit located on a popular and established business park
- ❁ Electric loading door, good natural light, three phase electricity and 6 metre eaves
- ❁ Excellent location close to Hyndburn, Ribble Valley and Burnley with good access to junction 8 of the M65 motorway
- ❁ Other businesses on the estate include Coach House Antiques, Senator International and Whatmore Plastics
- ❁ Open plan warehouse extending to approx. 1,578 sq ft (146 sq m)
- ❁ Allocated on-site car parking and a communal yard for goods delivery
- ❁ Ideal for contractor, electrical, plumbing company or other similar uses
- ❁ Large gated communal yard providing off road car parking and loading for HGV'S

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

Location

A brand new unit located on Metcalf Drive on the popular and established Altham Business Park.

Altham Business Park is located off the A678 close to junction 8 of the M65 and within a 30 minute drive of Preston, Manchester and Skipton.

Other businesses in the immediate vicinity include the Senator Group, Coach House Antiques and Fort Vale engineering.

Altham Business Park is in Hyndburn on the edge of the Ribble Valley with the towns of Accrington, Burnley and Blackburn all being within a short distance of the site.

Description

A brand new end parade portal frame warehouse unit located on a popular and established business park.

The unit is of portal frame construction with insulated grey cladding and offers fully open plan warehouse accommodation with an internal eaves height of approximately 6 metres.

The property has three phase electricity, mains gas, good natural light and an electric roller shutter door with separate personnel entrance. The warehouse would accommodate the installation of a mezzanine floor.

Externally there is a communal yard laid in tarmac providing loading for HGVs and on-site car parking with 24 hour access.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	12.5m x 11.7m	1,578.5	146.2

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of three years at a rent of £1,562.50 per calendar month plus VAT.

Vat

We understand that the rent will be subject to VAT at the prevailing rate.

Business Rates

The business rates are to be assessed however an indication of the likely payable amount can be provided on request.

The prospective occupier is likely to benefit from small business rates relief and further details of which are available from Hyndburn Borough Council on 01254 388 111.

Outgoings

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for the buildings insurance which will be recharged by the landlords, the annual service charge which is understood to be £500 per annum + VAT and all services connected to the property including water rates.

Services

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

Service Responsibility

It is the ingoing tenant's 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 is to be responsible for their own legal costs.

Viewings

Please contact the agents:

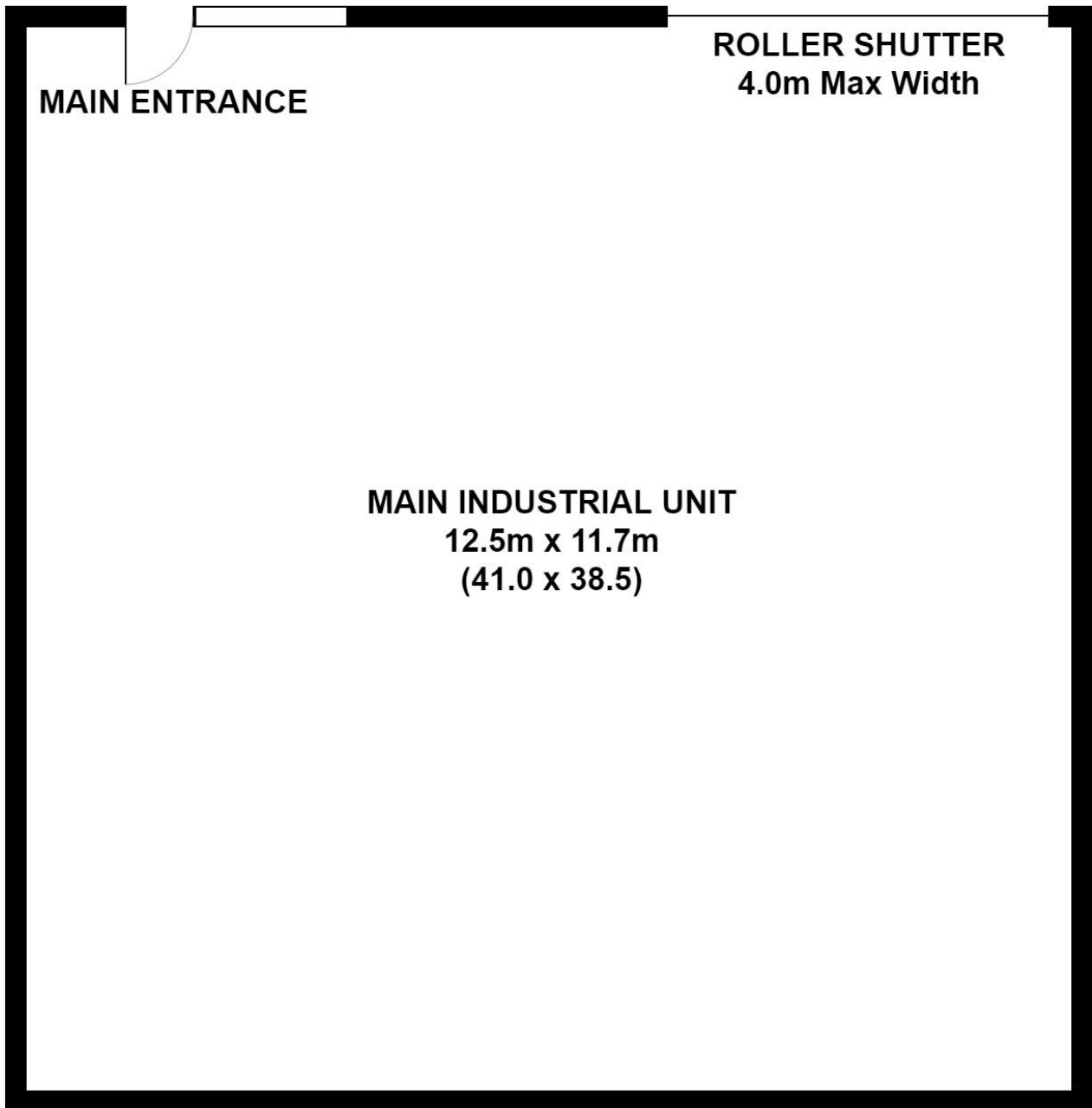
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OPEN PLAN INDUSTRIAL UNIT
(Approx 146.2 sq meters 1578.5 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE

