

**FOR SALE**



*Brand new warehouse unit extending to 1,505 sq ft*

## **Unit 5 Landwick Court, Metcalf Drive, Altham, Accrington, Lancashire, BB5 5GY**

- ❁ Warehouse unit extending to approximately 1,505 sq ft (139 sq m)
- ❁ Popular Hyndburn business park with good access to junction 8 of the M65 motorway
- ❁ Large gated communal yard providing off road car parking and loading for HGV's
- ❁ Available for immediate occupation
- ❁ Other businesses on the bus park include Coach House Antiques, Senator International and Whatmore Plastics
- ❁ Fully open plan layout with electric loading door
- ❁ Positioned close to Hyndburn, Ribble Valley, Burnley and Blackburn
- ❁ Brand new high bay warehouse with feature glazed frontage
- ❁ Electric car charging point installed to the front of the premises
- ❁ Suitable for the installation of a mezzanine floor

## Location

The brand new business park is located off Metcalf Drive on the popular established Altham Business Park.

Altham Business Park is located off the A678 close to junction 8 of the M65 and within a short drive of Hyndburn, Burnley, Blackburn, Pendle and the Ribble Valley.

Other businesses in the immediate vicinity include Coach House Antiques, Senator International and Whatmore Plastics.

Landwick court is in Hyndburn and within a 30 minute drive of Preston, Manchester and Skipton.

## Description

A brand new portal frame warehouse unit, constructed in 2023.

The property offers fully open plan warehouse space being ideal for the installation of a mezzanine floor.

The premises has 3 phase electricity, electric roller shutter door, feature glazed frontage and an electric car charging point.

The property has an eaves height of approximately 6 metres and is finished in grey cladding with powder coated aluminium windows and doors and block work to 2 metres.

Externally the unit has a shared yard providing onsite car parking and loading for heavy goods vehicles.

## 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	12m x 11.7m	1,505.2	141.9

## Terms

Offers in the region of £265,000

## Tenure

The property is available by way of a leasehold purchase with a remaining term of 999 years.

## Vat

Whiteacres have been verbally informed that this property is not elected for VAT. This information has only been supplied verbally and must be checked by a prospective purchaser and their solicitors prior to making any legal commitment.

## 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 purchasers will have a service charge of approximately £40 per calendar month.

## Services

The unit is finished to a shell specification and has 3 phase electricity and mains water.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Please contact the agents:

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