



## Three Point Business Park, Charles Lane, Haslingden, Rossendale, BB4 5EH

A series of modern industrial/trade counter units, of steel portal frame construction with uninterrupted manufacturing/warehouse space.

Tenure	To Let
Available Size	3,031 to 13,900 sq ft / 281.59 to 1,291.35 sq m
Rent	£1,768.00 - £2,047.00 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > Excellent communication links
- > Flexible working space
- > Roller Shutter Doors
- > Three Phase Power

## Description

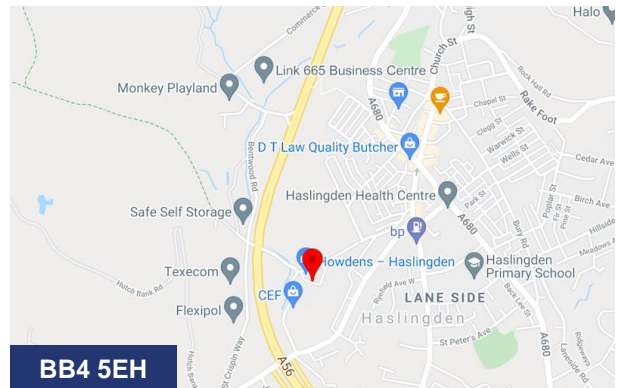
The majority of the units on the estate have offices either on the ground floor or mezzanine levels, a small kitchen area and disabled WC. All units benefit from roller shutter door and separate personnel door access, a minimum eaves height of 6m, three phase power and an alarm system. There is also ample space for parking and loading.

## Location

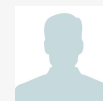
Three Point Business Park is located on Waterside Road on Carrs Industrial Estate. It is within two minutes of the A56 Haslingden bypass, which connects the M66 (Manchester & Bury) with the M65 (Blackburn and Burnley).

## Accommodation

Description	sq ft	Rent	Service charge
Unit 6	3,510	£1,750 /month	£293 /month
Unit 7	3,031	£1,768 /month	£252 /month



## Viewing & Further Information



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