



## Extensively Refurbished Light Industrial Unit With Modern Offices

### TO LET

**UNIT 4-5  
KNOWSLEY ROAD  
HASLINGDEN  
ROSSENDALE  
LANCASHIRE  
BB4 4RX**

**4,860 Sq Ft (451.49 Sq M)**

- Refurbished workshop unit with modern offices located on well established business park.
- Conveniently located close to the A56 Haslingden by-pass, with excellent transport links to the M66 and M65.
- Secure gated yard with good loading facilities and two electrically operated roller shutter door.
- Suitable for various business uses.
- Extensive range of office furniture can be included.

### Location

The property is situated on Knowsley Road Industrial Estate, a well established business park located just off the A54 Haslingden by-pass on the outskirts of Haslingden, with good transport links to the M66 and M65 motorways.

Knowsley Road Industrial Estate is a popular business Park with various established occupiers including Solomon Refrigeration, Caswell Engineering and Camfil UK.

### Description

The property comprises two interconnected units of steel portal frame construction which have been extensively refurbished, providing a series of well presented offices with a reception, board room, canteen, two WC's, a shower room and two connected workshops to the rear.

The workshop accommodation is accessed to the rear via a secure gated yard with palisade fencing. Each workshop has an independent electric roller shutter door and has the benefit of three phase electricity and useful mezzanine storage.

The office accommodation is fitted to a high standard with suspended ceilings, LED lighting, dado perimeter trunking, modern WC and shower facilities and gas central heating.

Suitable for various business uses, the property is ready for immediate occupation.

### Accommodation

#### Unit 4

Open plan office 65.52 sq.m 705.25 sq.ft  
Private office 1 15.00 sq.m 161.45 sq.ft  
Private Office 2 13.17 sq.m 141.76 sq.ft  
Private Office 3 13.42 sq.m 144.45 sq.ft  
Workshop 68.89 sq.m 741.52 sq.ft  
Store room 12.64 sq.m 136.05 sq.ft

#### Unit 5

Reception 7.49 sq.m 80.62 sq.ft  
Board Room 33.19 sq.m 357.25 sq.ft  
Canteen 23.63 sq.m 254.35 sq.ft  
Store room 3.19 sq.m 34.33 sq.ft  
Workshop 94.91 sq.m 1,021.60 sq.ft  
Male WC 3.42 sq.m 36.81 sq.ft  
Female WC 5.52 sq.m 59.41 sq.ft  
Shower 3.02 sq.m 32.50 sq.ft

Mezzanine 58.82 633.13 sq.ft

GIA 541.53 sq.m 4,860.26 sq.ft



### Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Rossendale Borough Council Planning Department.

### Rent

Rent : £36,000 per annum.

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £22,000 per annum (2024/25).

### Services

The property has the benefit of all mains services including gas fired central heating to the offices and three phase electricity to the workshops.

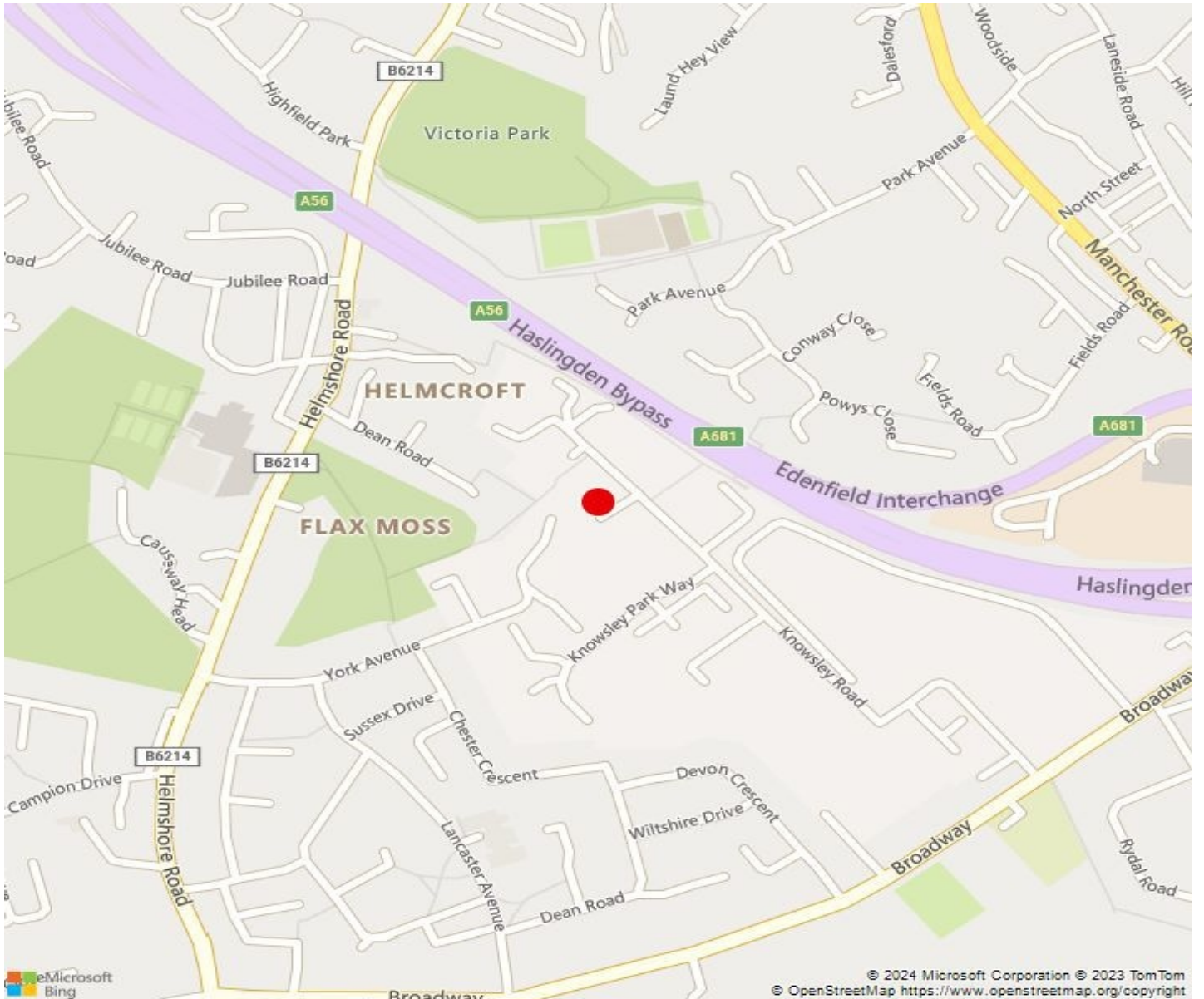
### Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

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





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each party is responsible for  
their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

