



## High Bay Warehouse/ Workshop With Office Accommodation and Mezzanine Storage

### TO LET

**UNIT 1 & 2 TONY WORKS  
BACUP ROAD  
WATERFOOT  
LANCASHIRE  
BB4 7JJ**

**14,967.12 Sq Ft (1,390.45 Sq M)**

- Warehousing space ideal for storage and distribution uses with eaves height of approximately 5.3 meters, solid concrete flooring, good loading facilities and concertina loading door.
- Conveniently located on the outskirts of Waterfoot and Rawtenstall town Centres with excellent transport links to Manchester, Bury, Burnley and Bolton.
- Office accommodation with kitchenette, WC facilities and useful mezzanine storage.
- Ready for immediate occupation.

### Location

The property is conveniently located just off Bacup Road (A681) on the outskirts of Waterfoot and within a short drive from Rawtenstall town centre.

Located in an established industrial and residential area with a number of established businesses in the nearby vicinity including, Lydall Industrial Filtration, Raj Upholstery and Wise World Enterprises Textiles. Waterfoot offers excellent transport links via the M66 motorway network which connect to north Manchester, Bury and Bolton.

### Description

A high bay warehouse premises ideal for storage and distribution or manufacturing. The property is split into two units, Unit 1 comprising a large warehouse, with an ancillary office and kitchenette. The warehouse accommodation benefits from an eaves height of approximately 5.3 meters, solid concrete flooring, excellent natural light and concertina loading doors.

Unit 2 comprises an adjoining warehouse / workshop with a loading area, further mezzanine store and WC facilities.

Externally there is an adjoining yard with allocated parking offering good loading facilities. The property has been re-roofed and re-clad with Steel profile cladding to the front elevation within recent years and is available for immediate occupation.

### Accommodation

Main warehouse, office, Kitchenette 936.73 sq.m 10,082.96 sq.ft

Adjoining warehouse / workshop, loading bay and WC 348.96 sq.m 3,756.2 sq.ft

Mezzanine store 104.79 sq.m 1127.95 sq.ft

GIA 1,390.48 sq.m 14,967.12 sq.ft



### Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

Rent £60,000 per annum

### Business Rates

We are informed by the Valuation Office Agency Website that the property has the following Rateable Values (2024/25).

Unit 1: £15,750 per annum

Unit 2: £8,000 per annum

### Services

We are informed the property has the benefit of three phase electricity supply and mains water.

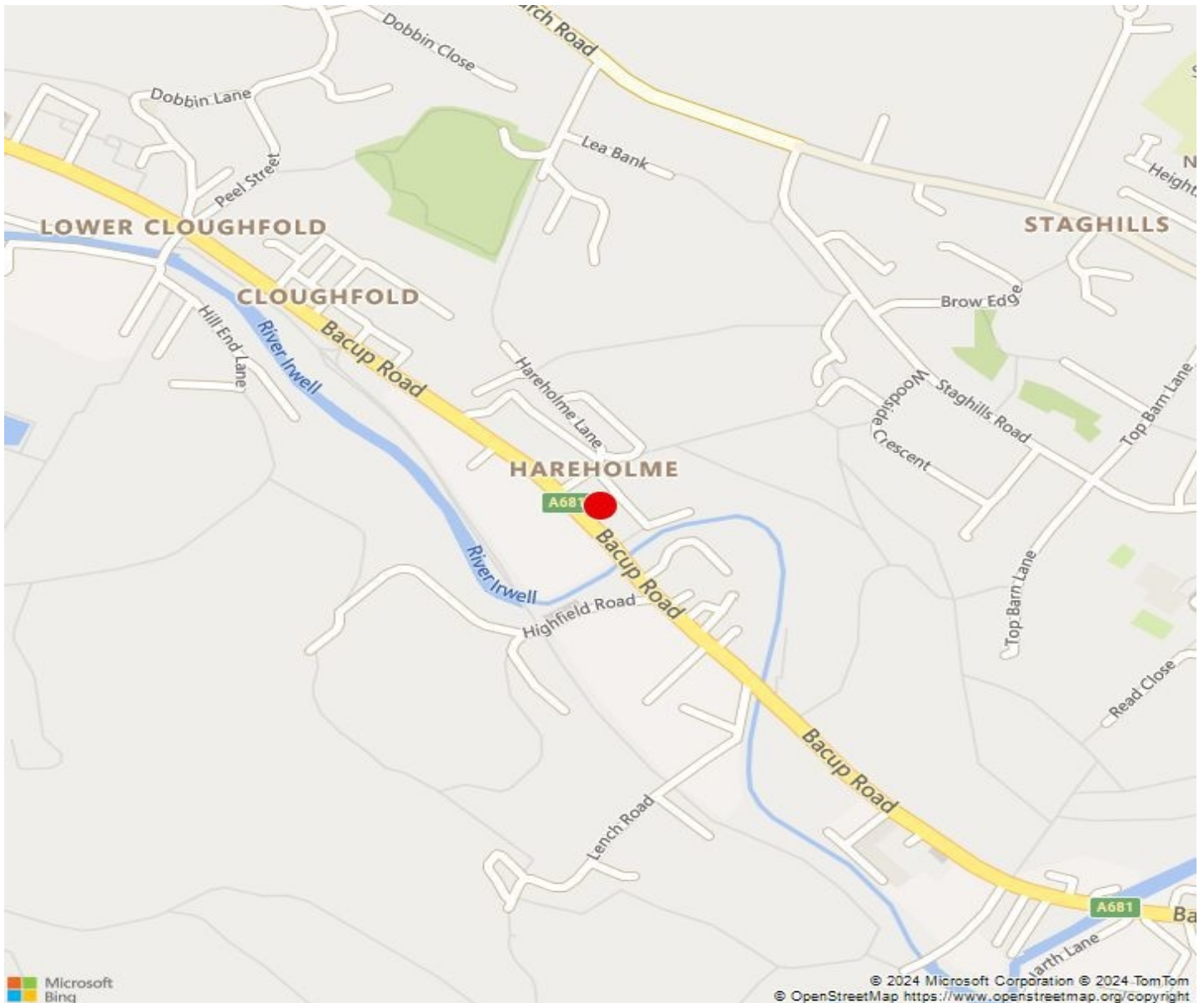
### Services Responsibility

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 repair 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.

