

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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**TO LET**



## NORTHFIELD WORKS RICHMOND STREET ACCRINGTON BB5 0RH

- Modern Warehouse/Workshop Unit on Site Extending to 0.64 acre
- Gross Floor Area 5,764 Sq. Ft.
- Excellent Yardage and Parking Area 1,362 Sq. M.
- Secure Fenced Site

## LOCATION

Occupying a prominent corner position fronting Richmond Street close to its junction with Brown Street, approximately a quarter of a mile from Accrington town centre. The premises are close to The Globe Business Centre and Hyndburn Borough Council works depot. Junction 7 of the M65 is approximately 1.5 miles.

## DESCRIPTION

A modern steel portal frame warehouse overclad with insulated profile metal sheeting incorporating translucent roof panels with a protective blockwork innerleaf to 8 ft. The warehouse also has a feature brickwork frontage with display glazing protected by electrically operated metal roller shutters. The site has a landscaped surround and a substantial yard to the rear enclosed by metal palisade fencing.

Internally, the warehouse has a main open-plan working area with an end loading bay served by two electrically operated metal shutter doors with a minimum width of 4 metres and 3.5 metres in height. There is electric strip lighting, a standalone gas warm air blower unit and intruder alarm. Eaves Height 6.0 metres at the apex.

## ACCOMMODATION

The gross internal areas are as follows:

Main warehouse	4,989 sq. ft.
Loading bay	775 sq. ft.
<b>Total</b>	<b>5,764 sq. ft.</b>

## EXTERNALLY

The site extends to 0.64 acre with a rear yard and parking area of 0.3 acre (1,362 sq. m.).

## SERVICES

All mains services are connected. There is a three-phase electricity supply with 100 amp per phase. It will be the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The 2023 Rateable Value is £22,500. For details on rate payments enquiries should be made to Hyndburn Council on 01254 388111.

## ENERGY PERFORMANCE CERTIFICATE

Energy rating F (148). A copy of the certificate is available upon request.

## LEASE

Available by way of a new lease for the term of years to be agreed on a full repairing and insuring basis with rent reviews at appropriate intervals. A rent deposit will be required as security from the ingoing tenant.

## RENTAL

**£50,000 per annum**

## VAT

VAT will be applicable to the rental at the prevailing rate.

## VIEWING

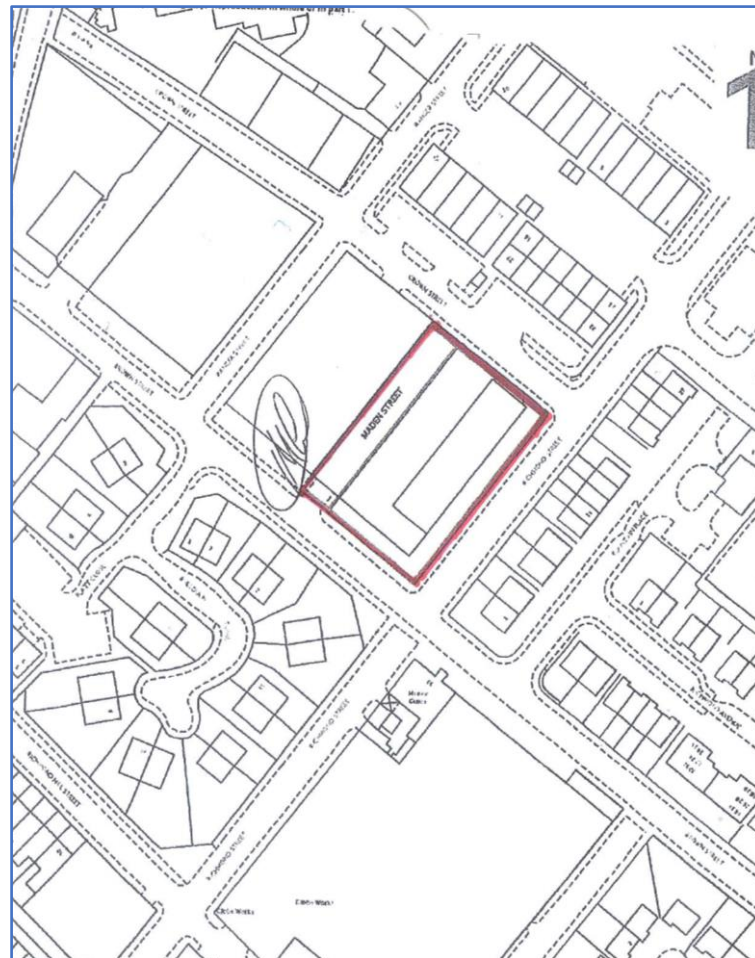
**STRICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.**

**OUR REF JBR YM 2405.13400 Email Jason@tdawson.co.uk**





**Site Plan – Not to Scale  
For Identification Purposes Only**



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