

INDUSTRIAL

TO LET

WAREHOUSING/DISTRIBUTION UNITS AND SECURE COMPOUNDS

FLEXIBLE EASY-IN/EASY-OUT TERMS FROM SIX MONTHS UPWARDS

24 HOUR SECURITY

EXCELLENT LOCATION ADJACENT TO J7, M65

UNITS FROM 14,400 SQ. FT. – 54,000 SQ. FT.



JUNCTION 7 BUSINESS PARK
ACCRINGTON
BB5 5JW

LOCATION

Junction 7 Business Park occupies a highly accessible position, immediately adjacent to Junction 7 of the M65 motorway which provides direct access to the M66 to the east and the M61/M6 to the west.

DESCRIPTION

The buildings are of a steel truss construction with single-storey brick elevations and northlight roofs. Each of the units has welfare facilities and offices, with surrounding yard and loading.

The units can be sub divided to suit requirements, and Unit B has the additional benefit of a large enclosed yard.

ACCOMMODATION

Current availability:

14,400 sq. ft.
14,500 sq. ft.
54,000 sq. ft.

The latter within DShop which includes a substantial yard.

SERVICES

All mains services are available, including three phase electricity. Heating and lighting are fitted throughout. However, it is 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

Each of the units will be separately assessed upon occupation. A guide figure is available upon request.

LEASE

Flexible terms from six months upwards.

RENTAL

£5.00 per square foot, per annum, inclusive of service charge.

VAT

VAT will be charged on the rental at the current prevailing rate.

VIEWING

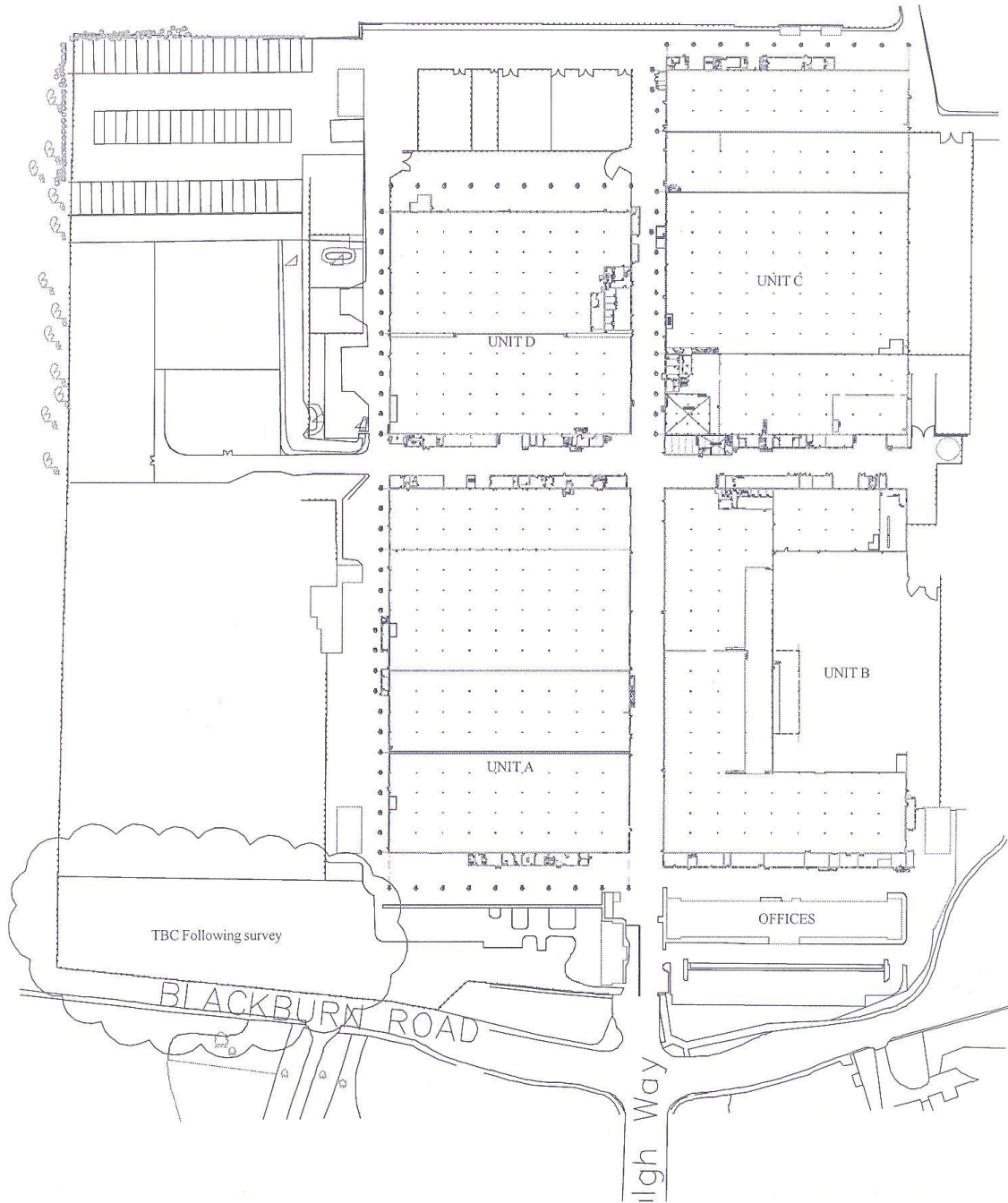
**STRICTLY BY APPOINTMENT WITH AGENTS
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See layout plan overleaf

Junction 7 Business Park Accrington BB5 5JW



FOR INFORMATION ONLY

NOT TO SCALE