

Spen Enterprise Park, Knowsley Park Way, Knowsley Road Industrial Estate,  
Haslingden, BB4 4RS



## FOR SALE or TO LET

Use - Industrial

Size - 1,250 - 3,750 Sq ft

Rent - £15,500 per annum.

Price - £220,000 per unit, plus VAT.



- High Quality New Business Units
- Suitable for owner occupiers, tenants or investors
- Available Q1 2025

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Spenn Enterprise Park, Knowsley Park Way, Knowsley Road Industrial Estate , Haslingden, BB4 4RS

### Location

The site is situated on Knowsley Park Road on the popular and established Knowsley Road Industrial Estate on the edge of Haslingden.

The site has easy access to the A56 which links to the national motorway network to the North at junction 8 of the M65 motorway and to the South at junction 1 of the M66 motorway.

### Description

The development will comprise a series of modern industrial/business units constructed in a short terrace.

They will be of steel portal frame construction with brickwork and insulated profile steel clad walls and roof, including double skin translucent roof panels.

Access to each unit will be via a manual roller shutter door together with separate personnel entry. Internally each unit will benefit from a solid concrete floor, w.c facilities, kitchenette and an eaves height of around 5 metres.

The units will be suitable for light industrial or storage use with the internal fit out being the responsibility of the purchaser/tenant. Each unit will be allocated three parking spaces within the development.

### Accommodation

Units from 1,250 sq.ft upwards

A combination of units can be acquired to provide larger floor space if necessary.

Further details are available on request.

### Price

£220,000 per unit, plus VAT.

### Tenure

Understood to be long leasehold for a period of 999 years at a nominal ground rent.

### Rental

£15,500 per annum.

### Lease Terms

The units are available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

### Service Charge

A service charge will be levied on the estate to cover the costs of landscaping areas, gritting external lighting etc and we anticipate these costs to be in the region of 50p per sq.ft.

### Legal Costs

In respect of the leasehold transaction the incoming tenant will be responsible for the landlords reasonable legal costs.

### Rating

The units will require assessment upon occupation although we anticipate that the units will benefit from small business rates relief. Further details on request.

### EPC

An EPC will be available on completion.

### VAT

VAT will be charged at the prevailing rate.

### Money Laundering Regulations

Please note that we are now required to carry out customary due diligence on all purchasers once an offer is accepted whereby we are required to obtain proof of identity and proof of address for the prospective purchaser.

### Services

All mains services with the exception of gas will be available to the property. There will be a single phase supply to each unit.

### Planning

Most industrial uses will be permitted. Further details are available on request.

### Photographs

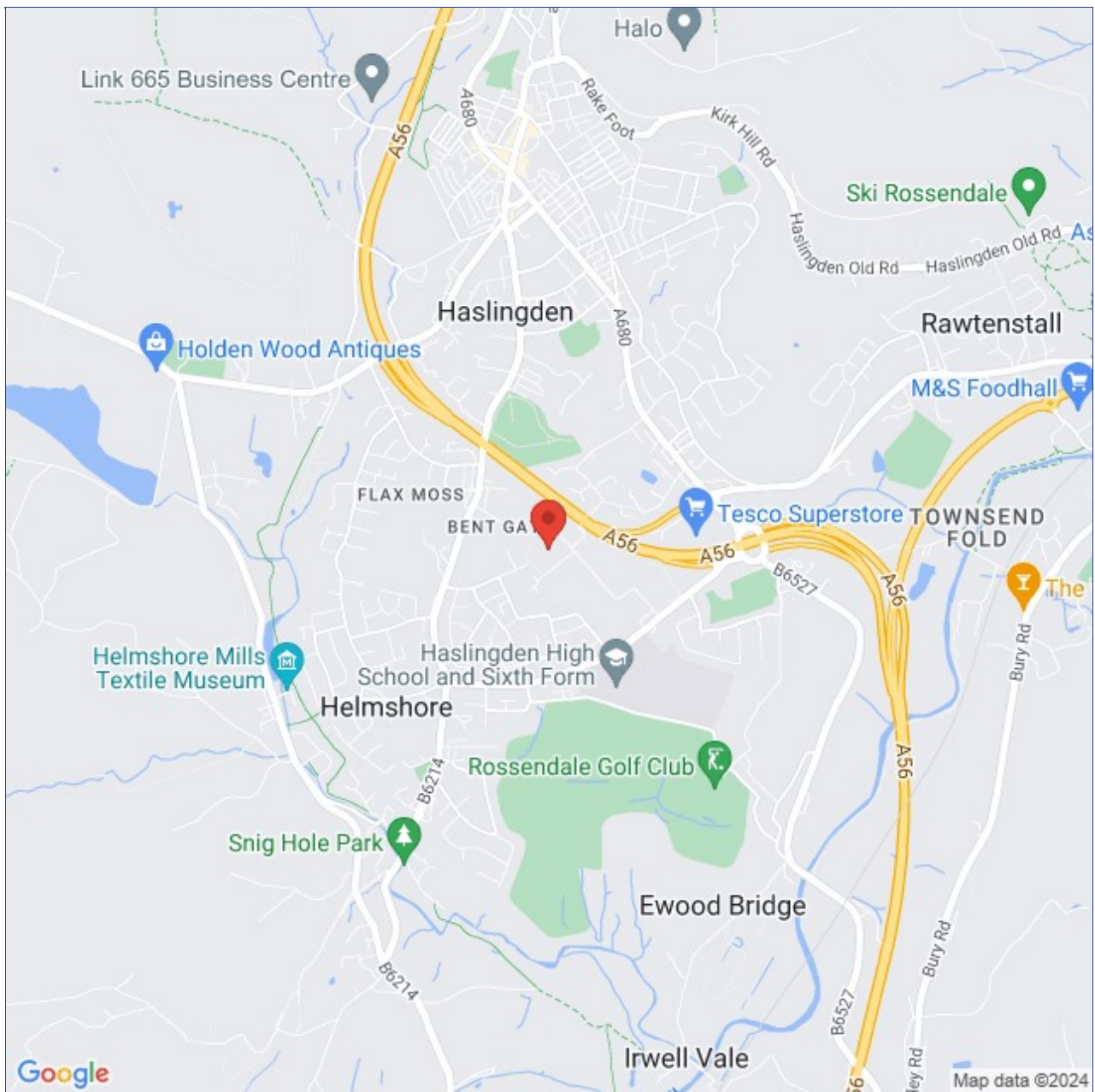
Photos show similar development in Rochdale by the developer

### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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