

Unit 5, Altham Business Park, Metcalf Drive, Altham, BB5 5SJ

TO LET



TO LET

Use - Industrial

Size - 14,509 Sq ft

Rent - On application

- High Quality Industrial / Warehouse Premises With Offices
- 14,509 sq ft including 2,634 sq ft of mezzanine accommodation
- Good access to the motorway network
- 2.5 tonnes crange
- Excellent eaves height



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Unit 5, Altham Business Park, Metcalf Drive, Altham, BB5 5SJ

Location

The property is situated on the established Altham Business Park, situated close to Junction 8 of the M65 motorway.

Occupiers on the estate include North West Logistics, Whatmore UK, Senator International and RLC Ltd.

Description

The property comprises a modern detached high quality industrial/warehouse building with two storey offices extending to 14,509 sq.ft constructed in 2018.

The property is of steel portal frame construction with steel profile cladding to the walls and to the roof, which also incorporates translucent roof panels.

The offices to the front of the premises provide ground floor works office, amenity and WC facilities with the first floor providing predominantly open plan space.

They benefit from gas fired central heating, carpet tiled floors, painted plasterboard walls, LED lighting within the suspended ceiling and aluminium framed double glazed windows.

The workshop/warehouse space to the rear has an eaves height of approximately 8m, 2.5 tonnes craneage, gas space heater, access via a large roller shutter door and to the rear a substantial mezzanine floor providing additional space.

To the front is a secure concreted yard providing loading and parking space.

Accommodation

We have calculated the gross internal area of the premises to be as follows :

Ground Floor	Office & Amenity	872 sq.ft
	Workshop	9,430 sq.ft
Mezzanine	Storage	2,634 sq.ft
First Floor	Offices	1,573 sq.ft
Total		14,509 sq.ft

Rental

On application

Lease Terms

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

The rent is to be paid quarterly in advance

Building Insurance

It is anticipated that the building insurance will be in the region of £1200 per annum

Deposit

Subject to status, a deposit may be required. Further details on request.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £51,000.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to figures quoted in these details

Services

It is understood that all mains services are available to the property.

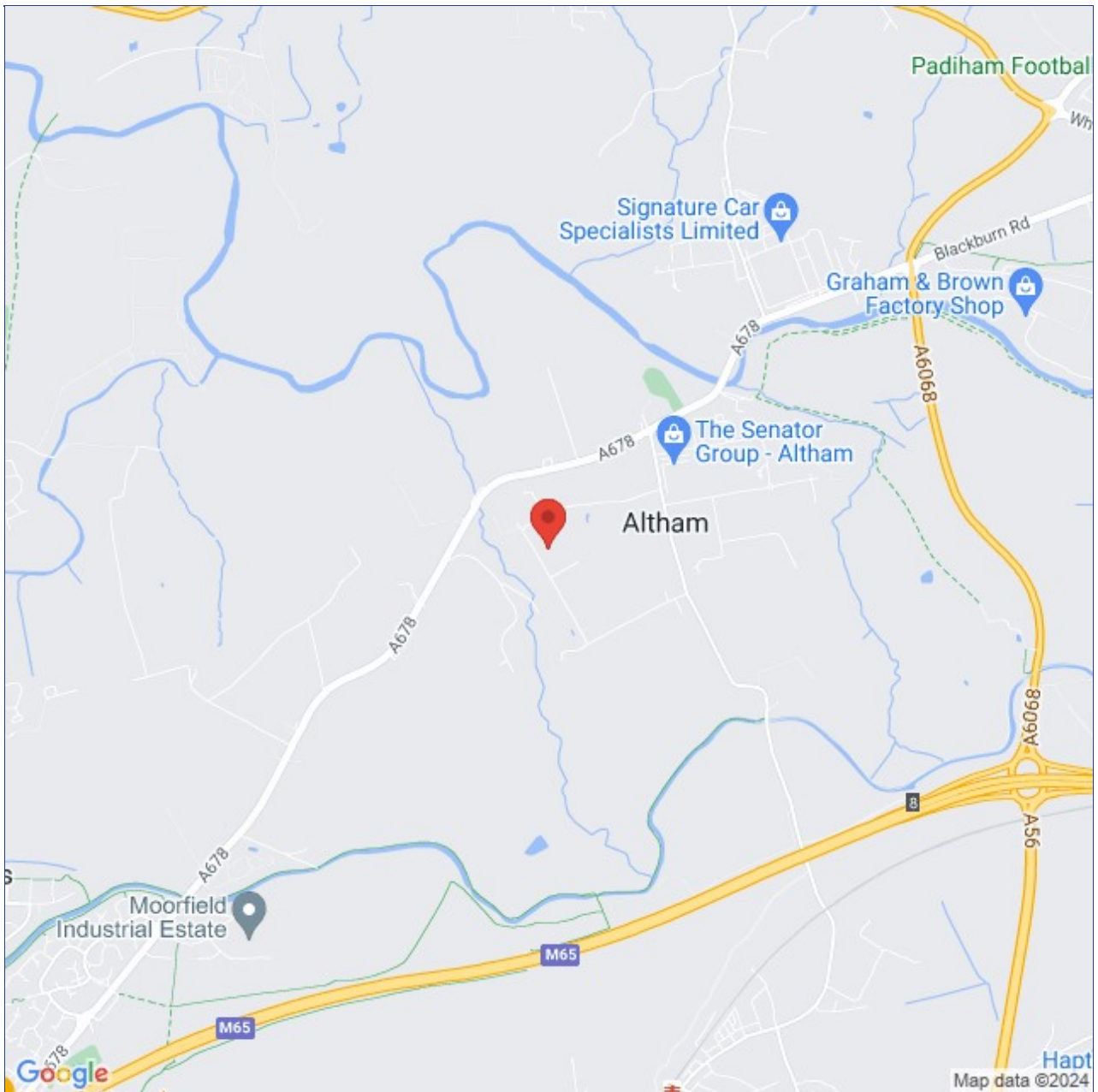
EPC

An EPC is available on request

Viewing

Strictly through agents

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