

MOORFIELD INDUSTRIAL ESTATE, ALTHAM, HYNDBURN, BB5 5TX



1.235 Acres (0.5 Hectares) Approx

- **PROMINENT ROADSIDE DEVELOPMENT**
- **CLOSE TO JUNCTION 7 & 8 OF THE M65 MOTORWAY**
- **SUBJECT TO A VARIETY OF USES (S.T.P)**



LOCATION

Moorfield Industrial Estate enjoys main road frontage, along the main arterial route (Burnley Road, A678) located approximately 2 miles from junction 7 of the M65 motorway and 2 miles due north of Accrington town centre. There is also easy access via the A678 to junction 8 of the M65.

DESCRIPTION

The land available is within an established industrial area and close to a dense residential development. The land is suitable for a variety of uses, subject to relevant planning permission being granted.

ACCOMMODATION

1.235 Acres (0.5 Hectares).

SERVICES

Further information is available on application.

RENTAL

On application.

TERMS

Interested parties are advised to make their own specific enquiries to the Local Planning Authority, Hyndburn Borough Council (01254 388111).

PLANNING

Interested parties are advised to make their own specific enquiries to the Local Planning Authority, Hyndburn Borough Council (01254 388 111).

LEGAL FEES

Each party to be responsible for their own legal fees



LEASE TERMS

The land is available on flexible lease terms, to be negotiated.

VAT

Rents are exclusive of but may be liable to VAT.

VIEWING

Viewings can be undertaken from the Burnley Road frontage, at any reasonable time. On a formal basis, viewings can be arranged via the sole agents, Nolan Redshaw:

Contact: Paul Nolan
Tel: 0161 763 0822
Email: paul@nolanredshaw.co.uk



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



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