

MOORFIELD INDUSTRIAL ESTATE, ALTHAM, HYNDBURN, LANCASHIRE BB5 5TX



3.22 Acres (1.30 Hectares)

- **WASTE / OPEN STORAGE SITE**
- **PREVIOUS OUTLINE PLANNING CONSENT**
- **SITUATED ON AN ESTABLISHED INDUSTRIAL ESTATE**
- **WITHIN EASY ACCESS OF M65 MOTORWAY**



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 site is situated on the established Moorfield Industrial Estate. The land has outline planning consent for a waste transfer station and an end of life vehicle de-pollution centre.

ACCOMMODATION

The site extends to an area of approximately 3.22 acres (1.30 hectares). The site can be let as a whole or individual plots, to suit a requirement.

RENTAL

On application.

TERMS

On Application

PLANNING

Planning consent for the proposed end of life vehicle de-pollution centre was granted by Lancashire County Council on 27 June 2008.

The consent allows for the erection of two industrial sized buildings, vehicle compound, hard-standing, vehicle racks, car parking, security fencing and associated landscaping.

Further details can be provided by Lancashire County Council Planning Department (01772 532 240, quoting Application No. 11/80/0063. This permission has now lapsed.



LEASE TERMS

The landlord is prepared to negotiate a flexible leasehold agreement

LEGAL FEES

Each party to be responsible for their own legal fees.

VAT

Rents are exclusive of, but will be liable to, VAT.

VIEWING

Strictly by appointment with the sole agents, Nolan Redshaw.

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

Anti-Money Laundering Regulations

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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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