

COMMERCE STREET, CARRS INDUSTRIAL ESTATE, HASLINGDEN, BB4 5JT



4,261 Sq Ft (395.85 Sq M)

- **MAY SPLIT**
- **UNDER CONSTRUCTION**
- **COMPLETION SPRING 2024**
- **ENCLOSED SITE**



LOCATION

The site is situated facing Commerce Street, on the Carrs Industrial Estate, which is just off the A56 Haslingden Bypass.

This is a successful and long established industrial area, with excellent access to the M66 Motorway, which is 3.5 miles to the South and the M65 via the Accrington Bypass, which is approximately 4 miles to the North.

Access to the National Motorway Network is therefore excellent, as is the accessibility to Rawtenstall, Burnley, Blackburn, Bury and the whole of Greater Manchester.

DESCRIPTION

The property comprises of a development of two new industrial unit, with the following specification :-

- Eaves Height 5.72 m
- Floor Loading 40kN/m2.
- Double Skin Profile Steel Roof.
- Three Phase Electric Supply
- Roof Lights.
- Led Warehouse Lights

A subdivisional wall can be erected which would split the units.

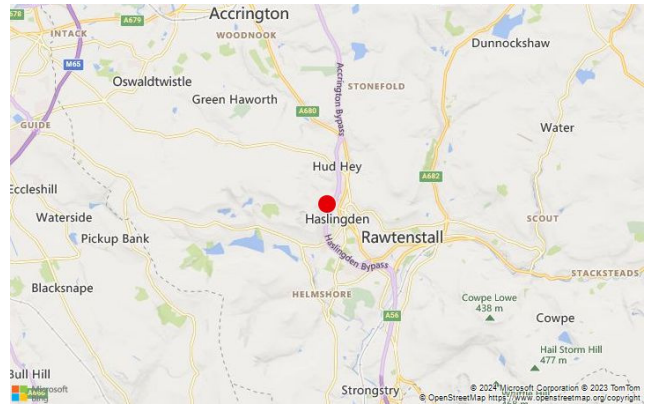
ACCOMMODATION

	Sq. ft	Sq. m
Total Area	4,261	395.85

(Gross Internal Area)

SERVICES

We understand all main services are installed.



SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

EPC

An Energy Performance Certificate will be provided on completion of the scheme.

TENURE

We understand the premises are to be made available by way of a new full repairing insuring lease(s).

RENTAL

£50,000 per annum.

SERVICE CHARGE

There will be a small service charge to cover the maintenance of any parking and common areas.

VAT

Rents and prices where quoted, are exclusive of, but may be liable to VAT at the prevailing rate.



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.



0161 763 0828

RATES

The rateable values have not yet been assessed.

LEGAL FEES

Each party to be responsible for their own legal fees.

VIEWING

Strictly by appointment with the Sole Agent:

NOLAN REDSHAW

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathanl@nolanredshaw.co.uk

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.



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