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# FOR SALE/TO LET

- High quality end parade warehousing industrial premises
  - Extremely popular location at Junction 7 of the M65
- Property extending to 4,265 sq ft with excellent on-site car parking and loading
  - Quality two storey office block ideal for medium sized business
    - Excellent loading and on-site car parking



Unit 6C  
Petre Court  
Clayton-Le-Moors  
BB5 5HY

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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## LOCATION

The property is located on the very popular Petre Court Business Park which is home to various companies including Express Gifts, StoneHouse Logic, Warrantywise, D H Stainless Ltd and The Cardboard Box Company.

The estate is located off Petre Road which connects with Blackburn Road having direct access to Junction 7 of the M65. The property has excellent motorway connections with Preston, Burnley and Manchester and is within a five minute drive of Accrington Town Centre.

## DESCRIPTION

A high quality industrial warehouse premises located on one of the premier business parks in East Lancashire. The property is located at Junction 7 of the M65 with excellent motorway connections to Burnley, Preston, The Ribble Valley and Manchester.

The modern warehouse is of steel portal frame construction with brick elevations and profile insulated cladding incorporating translucent roof panels.

The accommodation is open plan internally and comprises of a high bay warehouse with a maximum internal eaves height of 8.5 metres together with good quality two storey office block comprising of three offices, two toilets and a kitchenette.

The property is built to a high specification and has an electrically operated sectional loading door, glazed frontage to the main sales office, warehouse lighting, three phase electricity and excellent natural light into the warehouse.

The property is positioned in the corner of the estate with good car parking and loading from a communal tarmac and concrete yard.

## ACCOMMODATION

The accommodation has been measured on a gross internal basis (including W.C.s) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
<b>Ground floor</b>		
Sales office	368.1	34.2
Warehouse (including W.C.)	3,490.7	324.3
<b>First floor</b>		
Directors office	82.9	7.7
Accounts office	127.0	11.8
Storage & 2 <sup>nd</sup> W.C.	197.0	18.3
<b>GIA</b>	<b>4,265.7</b>	<b>396.3</b>

## RENTAL TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £24,000 per annum + VAT.

## PURCHASE PRICE

£338,000 + VAT.

## VAT

We have been informed that the rent and purchase price will be subject to VAT at the prevailing rate.

## BUSINESS RATES

We have been verbally informed that the rateable value for this property is £17,989.

The prospective tenant may benefit from small business rates relief and should contact Hyndburn Borough Council on 01254 388111 to confirm full details.

## SERVICES

We understand the property has the benefit of 3 phase electricity and mains water.

## SERVICES RESPONSIBILITY

It is the prospective occupier's responsibility to verify that all services and appliances are in working order and are of suitable purpose being adequate for their needs.

## TENURE

We understand the land and buildings are leasehold for a term of 150 years from the 14<sup>th</sup> of August 2007 at a ground rent of £80 per annum.

## PLANNING

It is the tenant's/purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

## SERVICE CHARGE

The prospective tenant/purchaser will be responsible for the service charge and we understand last year's figure was £1,018.76 per annum + VAT.

Please note the service charge is a variable figure and is subject to change.

## OUTGOINGS

In addition to the rent the tenant/purchaser is to be responsible for all services including water rates, estate service charges, buildings insurance (previous premium £976.23 per annum) and any Business Rates liability.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC has been attached on this document.

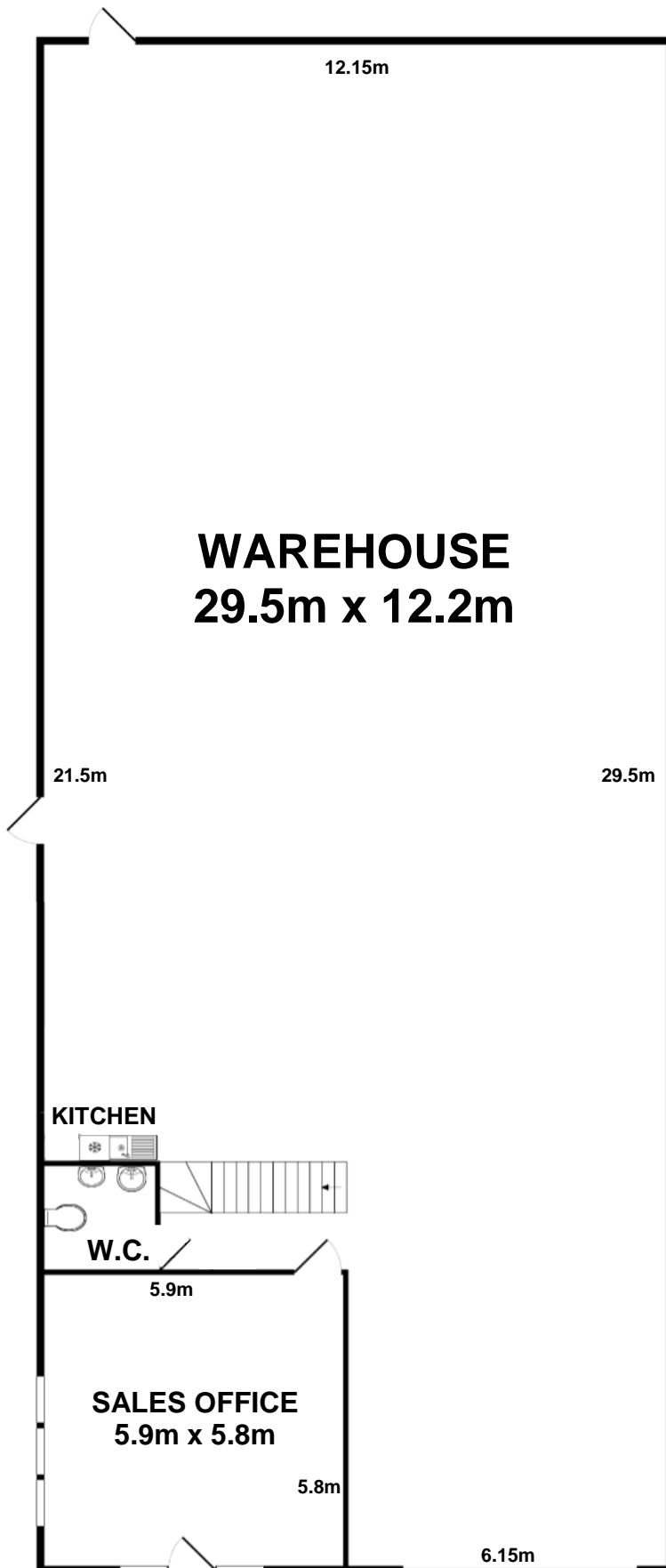
## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

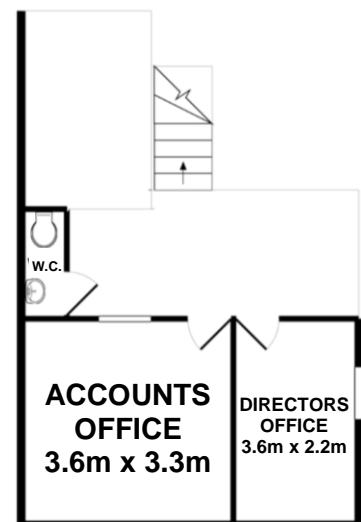
## VIEWING

Contact: Whiteacres Property Ltd  
Tel: 01282 428486  
Email: info@whiteacres-property.co.uk

# GROUND FLOOR



# FIRST FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST A PROSPECTIVE TENANTS. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

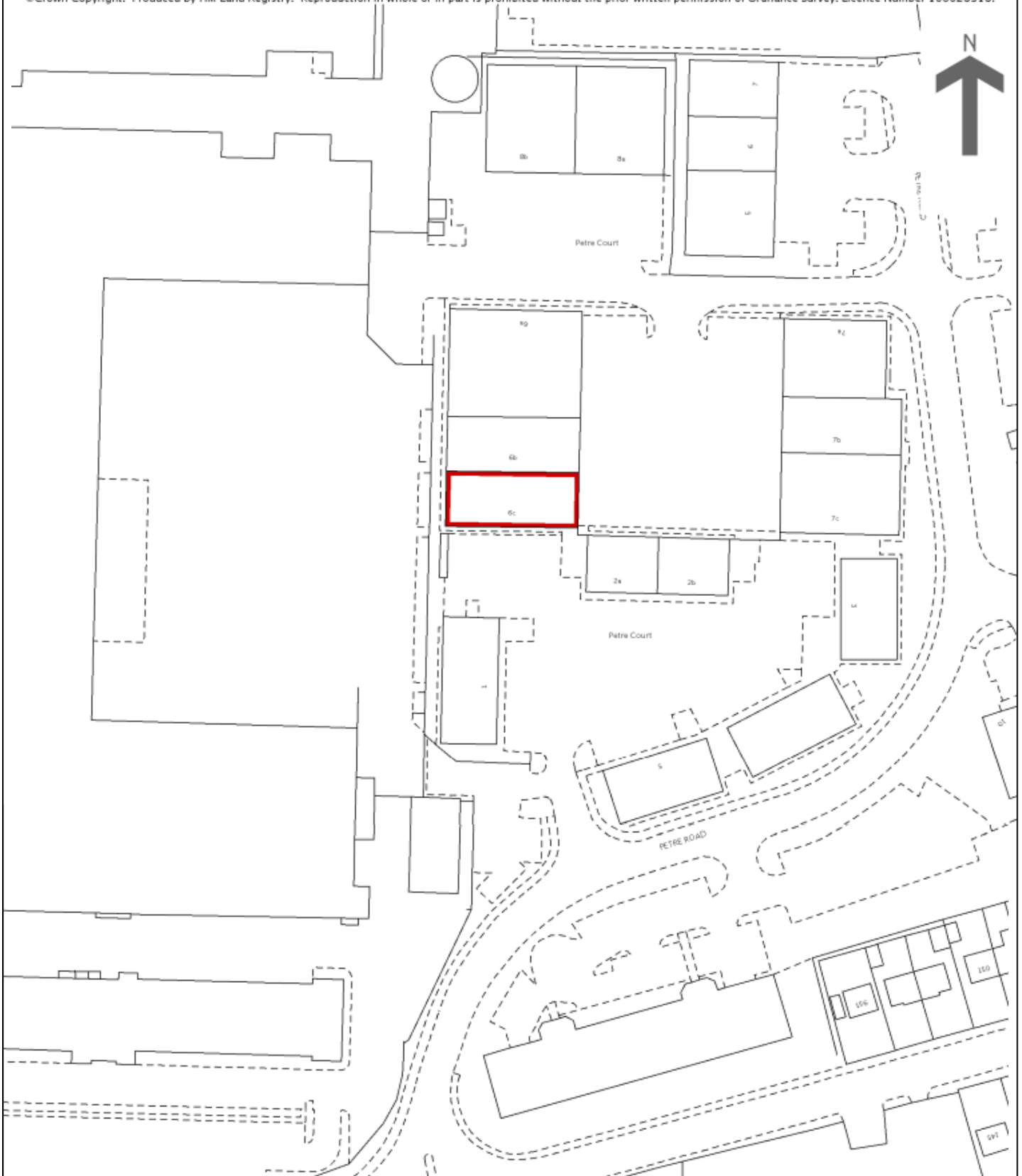
# TITLE PLAN

HM Land Registry  
Current title plan

Title number **LAN56989**  
Ordnance Survey map reference **SD7430SW**  
Scale **1:1250**  
Administrative area **Lancashire : Hyndburn**



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# EPC

## Energy Performance Certificate Non-Domestic Building



Unit 6c  
Petre Court, Petre Road  
Clayton Business Park, Clayton le Moors  
ACCRINGTON  
BB5 5HY

Certificate Reference Number:  
0930-3941-0360-8620-3060

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **95** This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	396
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> ):	34.73

### Benchmarks

Buildings similar to this one could have ratings as follows:

**50** If newly built

**104** If typical of the existing stock