








**TO LET**



*Modern detached warehouse extending to approximately 4,895 sq ft*

## **Unit 3C, Huncoat Business Park, Newhouse Road, Accrington, BB5 6NT**

-  Detached portal frame warehouse positioned on popular Hyndburn business park
-  Private office and W/C facilities
-  Secure fenced site being available for immediate occupation
-  Well positioned with good access to the national motorway network
-  Modern building providing fully open plan layout, electric loading door, personnel entrance and good natural light
-  Concrete yard providing good loading and off street car parking
-  Ideal for warehousing and distribution or light manufacturing

**AVAILABLE FOR IMMEDIATE OCCUPATION**

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located on the popular and established business park.

The premises is positioned off New House Road within a short drive of the A56 bypass having excellent connections to the national motorway network.

Huncoat Business Park is an established estate with other businesses in the vicinity including Bensons For Beds, HML Recycling and The Senator Group.

## Description

A modern detached portal frame warehouse on a popular business park in the borough of Hyndburn.

The property offers fully open plan warehouse accommodation with good natural light, a small private office and male and female toilet facilities.

The property served by an electric roller shutter door being approximately 3.4 metres.

The property has sodium lighting, three phase electricity and is available for immediate occupation.

Externally there is a concrete yard providing off road car parking and loading for goods vehicles. The site is also secured with a barrier and palisade fencing.

## Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse Including office & W/C Facilities		4,895	454.75

## Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## Rent

£32,500 per annum plus VAT

## Vat

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

## Business Rates

To be confirmed.

The prospective tenant can contact Hyndburn Borough Council on 01254 388111 to confirm further details.

## Outgoings

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for the buildings insurance, any estate service charges and all services connected to the property including water rates.

## Services

We understand the site has the benefit of three phase electricity and mains water.

## Services Responsibility

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

## Tenure

The site is leasehold and a right to under-let will need to be obtained via Hyndburn Borough Council prior to commencement of the lease.

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Please contact the agents:

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