

**TO LET**



Single storey warehouse, on an established business park at junction 7 of the M65 motorway

## **Unit 3 Walmsley Court, Clayton Le Moors, Accrington, Lancashire, BB5 5JQ**

- ❁ Property extending in total to approximately 1,113 sq ft
- ❁ Established Hyndburn business park ideal for various uses
- ❁ Gas space heating, private office and retail unit with mezzanine storage at first floor
- ❁ Excellent loading and forecourt parking
- ❁ Mid-parade portal frame warehouse positioned at junction 7 of the M65 motorway
- ❁ No VAT on rent and free business rates for eligible tenants

**AVAILABLE FOR OCCUPATION AUTUMN 2023**

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 off Blackburn Road in Clayton Le Moors at junction 7 of the M65 motorway.

The industrial unit is positioned on Clayton Business Park off Petre Road in the borough of Hyndburn.

Other businesses on the estate include First Travel Solutions, Studio Retail and The Cardboard Box Company.

## Description

A high spec mid parade, single storey, portal frame warehouse unit positioned on a popular business park at junction 7 of the M65 motorway.

The accommodation is mainly open plan and comprises of warehouse / workshop space, a retail unit, and a private office with W.C. facilities.

We understand the property has all mains services including gas space heating and modern flooring in the offices and retail unit.

Externally the unit has fantastic loading and forecourt parking and is available for occupation in Autumn 2023.

## Accommodation

The accommodation has been measured on a gross internal basis (including toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Main Warehouse	820.2	76.1
Additional Warehouse Space	164.4	15.3
Internal Office	129.0	11.9
<b>GIA</b>	<b>1,113.6</b>	<b>103.4</b>

## Terms

The property is available by way of a new lease for a term to be agreed at a rent of £700 per calendar month.

## Vat

We understand the rent in relation to this property is not subject to VAT.

## Business Rates

We have been verbally informed that the rateable value for this property is £6,900.

The prospective tenant is likely to benefit from 100% relief in relation to the business rates but must contact Hyndburn Borough Council on 01254 388111 to confirm they meet the eligibility criteria.

## Outgoings

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for all services connected to the property, the buildings insurance which will be recharged by the landlords and any estate service charges.

## Services

We understand the property has the benefit of mains electricity, mains water and gas.

## Service Responsibility

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

## Legal Costs

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

## Viewings

Please contact the agents:

Kelly McDermott

01282 428486

[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

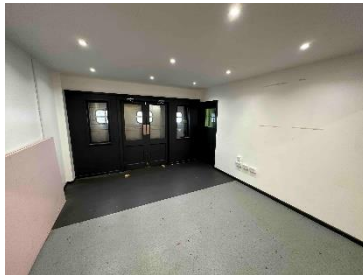
Aaron Pilling

01282 428486

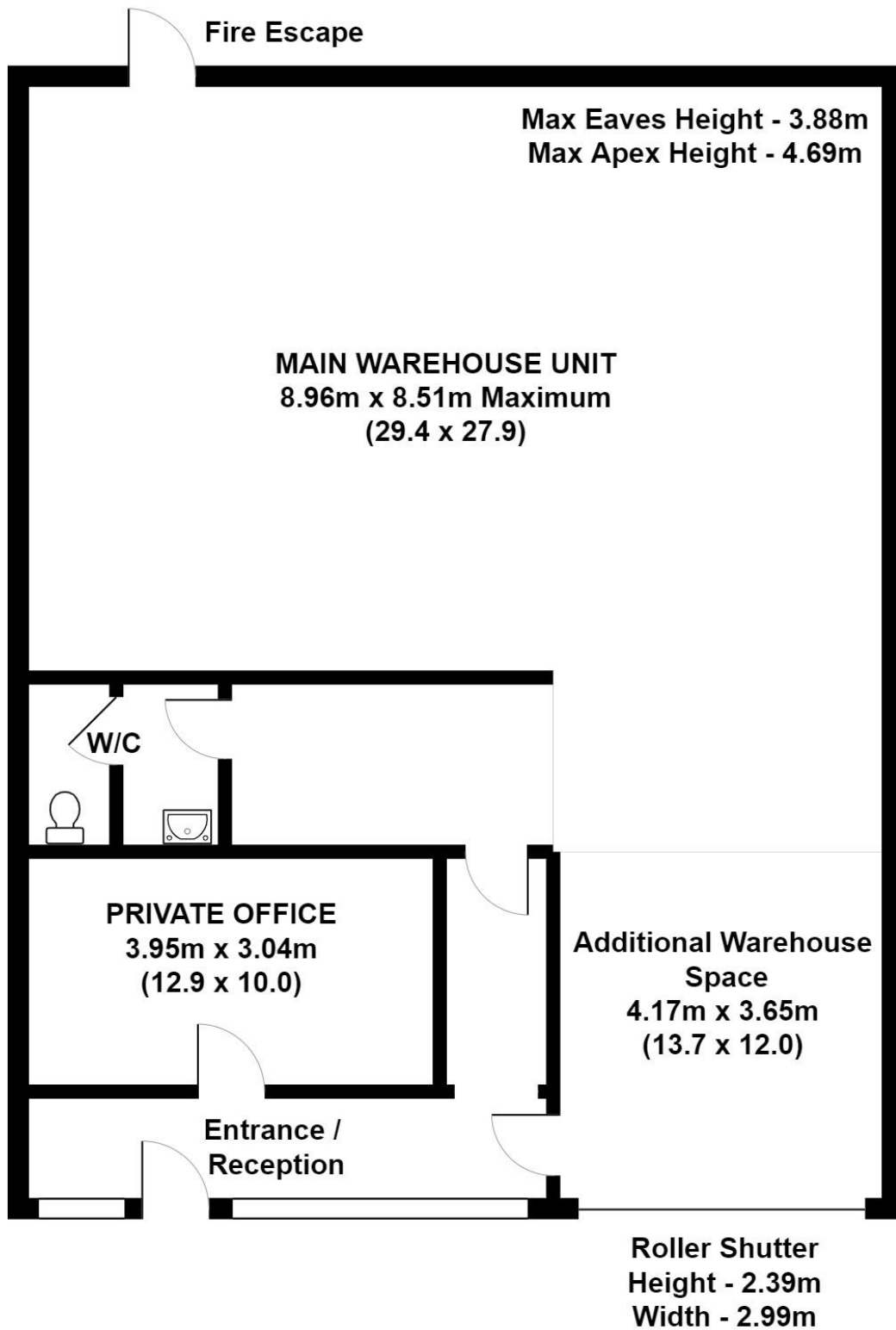
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Whiteacres Property

Church House,  
10 Church Street,  
Padiham,  
BB12 8HG



**Ground Floor Warehouse Unit**  
**Approx 103.4 sq. meters (1,113.6 sq. feet)**



**Total Area - 103.4 sq. meters (1,113.6 sq. feet)**  
**For illustration purposes only - not to scale**