









**TO LET**



*Highly prominent modern mid parade warehouse extending to 2,279 sq ft*

## **Unit 7 Landwick Court Altham Business Park, Metcalf Drive, Altham, Accrington, BB5 5GY**

-  Modern warehouse unit extending to approximately 2,279 sq ft (211.7 sq m)
-  Electric car charging point installed to the front of the premises
-  Large communal yard providing off road car parking and loading for HGV's
-  Popular Hyndburn business park with good access to junction 8 of the M65 motorway
-  Fully open plan layout with electric loading door
-  Brand new, high bay warehouse with glazed frontage
-  Suitable for the installation of a mezzanine floor
-  Landlord works are currently underway to install a W/C and kitchenette

**RENT REDUCED**

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

## Location

The brand new business park is located off Metcalf Drive on the popular established Altham Business Park.

Altham Business Park is located off the A678 close to junction 8 of the M65 and within a short drive of Hyndburn, Burnley, Blackburn, Pendle and the Ribble Valley.

Other businesses in the immediate vicinity include Coach House Antiques, Senator International and Whatmore Plastics.

Altham Business Park is in Hyndburn and within a 30 minute drive of Preston, Manchester and Skipton.

## Description

A brand new highly prominent mid parade portal frame warehouse unit constructed in 2023.

The property offers fully open plan warehouse space being ideal for the installation of a mezzanine floor.

The unit is finished to a shell specification and has 3 phase electricity, electric roller shutter door, feature glazed frontage and an electric car charging point. The unit also benefits from mains water and mains gas.

The property has an eaves height of approximately 6 metres and is finished in grey cladding with powder coated aluminium windows and doors and block work to 2.5 metres.

Externally the unit has a shared yard providing onsite car parking and loading for heavy goods vehicles.

## Accommodation

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

DESCRIPTION	SQ FT	SQ M
GIA	2,279.4	211.76

## 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 £2,084 per calendar month plus VAT.

## Vat

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

## Business Rates

The business rates are to be assessed however an indication of the likely payable amount can be provided on request.

The prospective occupier is likely to benefit from small business rates relief and further details of which are available from Hyndburn Borough Council on 01254 388 111.

## Outgoings

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

## Services

The unit is finished to a shell specification and has 3 phase electricity and mains water.

## Service 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.

## Legal Costs

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

## Viewings

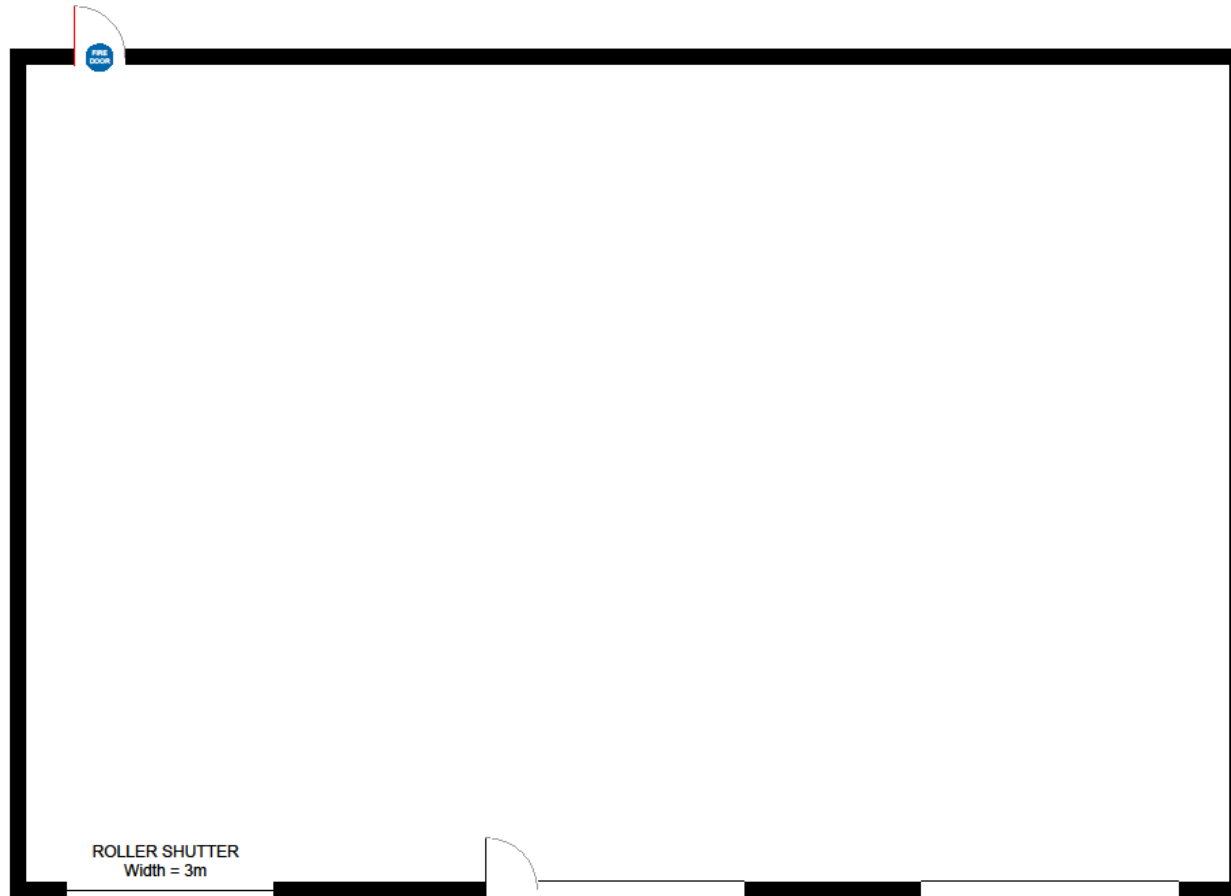
Please contact the agents:

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OPEN PLAN INDUSTRIAL UNIT  
(approx 212.4 sq meters, 2286.2 sq ft)



FOR ILLUSTRATION PURPOSES ONLY  
NOT TO SCALE