









TO LET



Brand new portal frame warehouse extending to 764 sq ft

Unit 8A Landwick Court, Metcalf Drive, Accrington, Lancashire, BB5 5TU

-  Warehouse unit extending to approximately 764 sq ft (70.9sq m)
-  Brand new high bay warehouse available for immediate occupation
-  Fully open plan layout with electric loading door, suitable for the installation of a mezzanine floor
-  Ideal for contractor, electrical, plumbing company or other similar uses
-  Positioned close to Hyndburn, Ribble Valley and Burnley
-  Popular Hyndburn business park with good access to junction 8 of the M65 motorway
-  Other businesses on the estate include Coach House Antiques, Senator International and Whatmore Plastics
-  Large gated communal yard providing off road car parking and loading for HGV'S

Interested in this property? Call **01282 428486** or email 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 portal frame warehouse unit. The property was completed at the beginning of 2023 and offers fully open plan warehouse space being ideal for the installation of a mezzanine floor.

The property has 3 phase electricity, electric roller shutter door and glazed personnel entrance. The space also benefits from an EV charge point.

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	764	70.98

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at an annual rent £795 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:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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

