

TO LET



Refurbished warehouse unit located in Hyndburn extending to over 16,740 sq. ft

The Ironworks, Dale Street, Accrington, BB5 0AP

- ✿ Refurbished warehouse unit located in the borough of Hyndburn
- ✿ Open plan warehouse accommodation with LED lighting, modern kitchen, and new toilets
- ✿ Dual loading access from new electric loading doors
- ✿ Amenities block with refurbished toilets, kitchen, and office space
- ✿ Ideal engineering, manufacturing, or warehouse space
- ✿ Good access to junction 7 of the M65 motorway
- ✿ Substantial power supply having availability of 200amp per phase
- ✿ Sub private yard demised with access for HGV's
- ✿ Established industrial location close to Aldi and Asda on Hyndburn Road
- ✿ Yard area to rear providing loading and parking

Interested in this property? Call 01282 428486 or email info@whiteacres-property.co.uk

Location

The property is located on Dale Street on the edge of Accrington town centre.

The site is located off Hyndburn Road, and within a short drive of junction 7 of the M65 motorway.

There property is located in a mixed residential and commercial location with good access to the national motorway network.

Description

Two interconnecting warehouse units positioned on the edge of Accrington town centre.

The units offer open plan warehouse/manufacturing space and have been fully refurbished including new electric loading doors, full rewire, redecoration, new kitchen and toilets, and LED lighting.

The properties have dual loading, male and female toilets, two offices, and a large self-contained yard.

The units have loading for HGV's, and a substantial power supply of 200amps per phase.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA		16,740	1,555.1

Purchase price

£80,000 per annum.

Tenure

The properties are available by way of a new full repairing and insuring lease for a minimum term of three years.

Vat

The quoting rent is exclusive of VAT, which may be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the units are:

Unit 2 - £17,750

Unit 3A - £17,250

Unit 7 (Offices) - £4,050

For further information please contact Hyndburn Borough Council on 01254 388111.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for all services connected to the property.

Services

The property has the benefit of mains gas, three phase electricity (200amps per phase) and a sub-metered water supply.

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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