

TO LET

Modern Industrial/Workshop Unit
484 - 980 Sq Ft



**RICHMOND BUSINESS PARK, RICHMOND STREET,
ACCRINGTON, LANCASHIRE, BB5 0SJ**

- Modern Units
- Flexible lease terms
- Competitive rents
- Town Centre location



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Location

The estate is located in a mixed-use area close to the town centre. Junction 7 of the M65 motorway is approximately one and a half miles to the north west, providing access to the regional and national motorway network.

Description

A development of purpose built single storey workshop units, specifically designed to accommodate the small business.

The specification includes:

- reinforced concrete floor
- cavity wall construction
- insulated plastic coated profile steel cladding to the roof
- manually operated sliding sectional overhead doors
- three-phase electricity supply
- wc facilities

Accommodation

The following units are available:

- Unit 1 980 Sq Ft £11,281 pa
- Unit 7 980 Sq Ft £11,281 pa
- Unit 10 980 Sq Ft £11,281 pa
- Unit 18 484 Sq Ft £6,030 pa

The figure is inclusive of service charge

Tenure

Leasehold

Lease Terms

All units are available on Northern Trust Co. Ltd.'s easy-in, easy-out flexible tenancy agreement, which is specifically designed to assist the small business user.

The tenancy agreement provides for:

- initial three-year term
- annual break clauses
- rent payable monthly in advance
- rent includes the cost of external and structural repairs and building insurance, for which the landlord is responsible
- tenant responsible for internal repairs and decorations
- no solicitors required
- tenant to be responsible for all business and water rates and other outgoings
- agreement will include annual rent increases

Rating

It is understood that all units have a rateable value of below the small business rates threshold of £12,000 and therefore eligible businesses may be able to claim rates relief. Full details on request

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are available.

EPC

An EPC is available on request

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£6,030 - £11,281 Per Annum

Viewing

STRICTLY THROUGH SOLE AGENTS:

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