

TO LET

Unit 8 Three Point Business Park
1,400 Sq Ft



UNIT 8 THREE POINT BUSINESS PARK, HASLINGDEN, LANCASHIRE, BB4 5EH

- TO LET - 1,400 sq. ft. Industrial unit
- Highly accessible location
- Excellent parking and loading
- Secure court yard setting



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Location

Situated in a highly accessible location opposite the successful Carrs Industrial Estate just off the A56 Haslingden Bypass. Occupiers include Howden Joinery, Switch to Switch and Wolseley Centres Ltd.

The A56 links with the M66/M60 to the south and the M65 to the north, enabling easy access to the national motorway network.

Description

A modern development of industrial/trade counter units constructed with a steel portal frame, providing clear, uninterrupted warehouse/manufacturing space.

Externally, the units are clad in profiled PVC-coated metal sheeting, with access provided via a 4.5-metre-high loading door. The property benefits from excellent parking and loading facilities within a secure courtyard environment.

High-quality features include:

Mezzanine storage

Double-glazed aluminium windows

Minimum eaves height of 6 metres

Three-phase power supply

Security provisions throughout

Secure courtyard setting

Accommodation

The property has been measured on a gross internal area basis to extend to 1,400 sq. ft. / 130 sq. m.

Tenure

Leasehold

Lease Terms

The units are available to lease on flexible tenancy agreements, which are specifically designed to assist the small business user.

The tenancy agreement provides for:

- initial three-year term
- tenant responsible for all business and water rates and other outgoing
- no solicitors required.

Rating

As published on the VOA website the property has a rateable value of £14,000. this means rates payable for 26/27 will be in the region of £4,657 per annum.

Legal Costs

Each party responsible for their own legal costs.

Services

All mains services are available, including three-phase power.

It will be the ingoing tenant's responsibility to supply their own heating to the premises.

Planning

Any uses within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be permitted.

It is however the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Availability

Available immediately

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

£15,400 Per Annum

Viewing

STRICTLY THROUGH AGENTS

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