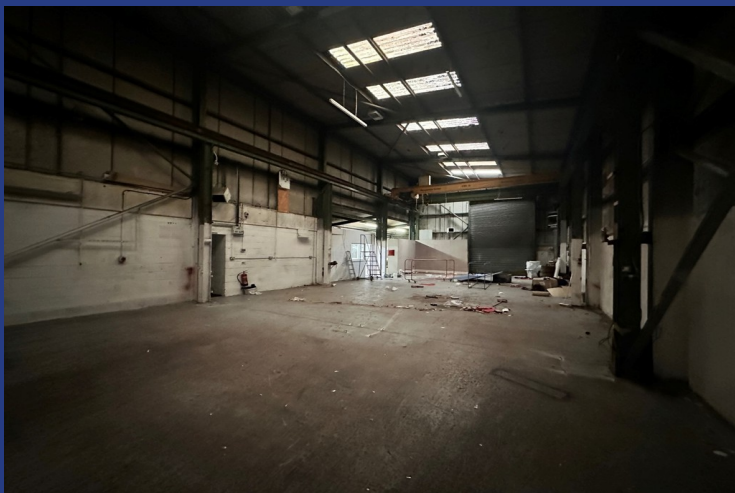


UNDER OFFER

Grove House, Commerce Street, Haslingden, Lancashire, BB4 5JT
2,800 Sq Ft



GROVE HOUSE, COMMERCE STREET, HASLINGDEN, LANCASHIRE, BB4 5JT

- TO LET - Available February 2026
- From 2,800 sq.ft
- Modern Detached Workshop
- Prominent main road position
- Good loading and parking facilities
- Secure gated site with perimeter fencing



GROVE HOUSE, COMMERCE STREET, HASLINGDEN, LANCASHIRE, BB4 5JT

Location

The premises are situated immediately off the A56 Haslingden By-pass at the entrance to Carrs Industrial Estate.

The property offers excellent access to all parts of East Lancashire and North Manchester with both the M65 and the M66 being within a 10 minute drive of the property.

Description

The property comprises a prominent detached workshop/warehouse of steel portal frame construction in two separate bays served by two roller shutter loading doors.

The building is totally self contained, having separate services, WC facilities and a canteen/store room.

Outside there is a yard which provides loading and parking facilities.

Accommodation

We have calculated that the property has a gross internal area of 2,800 sq.ft

Lease Terms

Available by way of a new lease on full repairing and insuring terms for a minimum period of 3 years.

Rating

To be assessed upon occupation.

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Services

The unit has the benefit of all mains services, including 3-phase power.

Planning

It is understood that all uses within B1, B2 and B8, light industrial/general industrial warehousing will be permitted.

Availability

Available February 2026

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

£24,000 Per Annum

Viewing

Strictly through Agents

Taylor Weaver

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