

# TO LET

TO LET - 1,697 sq.ft Good Quality Offices  
1,697 Sq Ft



**FIRST FLOOR OFFICES, B3 SYKESIDE DRIVE, ALTHAM  
INDUSTRIAL ESTATE, ACCRINGTON, LANCASHIRE, BB5  
5YE**

- Available on flexible terms.
- Offices to lease by way of sub let
- Dedicated parking
- Available immediately
- Excellent established business park



# FIRST FLOOR OFFICES, B3 SYKESIDE DRIVE, ALTHAM INDUSTRIAL ESTATE, ACCRINGTON, LANCASHIRE, BB5 5YE

## Location

The property is situated on the popular Altham Business Park close to Junction 8 of the M65 motorway. Altham Business Park is an established commercial location with occupiers such as Simon Jersey, Coach House, and Senator International amongst many others.

## Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction, incorporating high-quality two-storey office accommodation with meeting rooms and breakout areas.

The available office space occupies the entire first floor and is accessed via a shared reception, with secure fob-controlled entry into the suite. The office benefits from full-height, double-glazed aluminium-framed windows, providing excellent natural light and attractive views over the car park. Additional features include LED lighting and CAT 5 cabling throughout.

The layout offers predominantly open-plan office space, complemented by dedicated kitchen facilities, WCs, and separate meeting rooms.

Externally, the property benefits from a large yard area secured by palisade fencing. There are up to 8 allocated parking spaces, with additional on-street parking available immediately outside.

## Accommodation

We have calculated the net internal area of the premises to be as follows :

First Floor Office - 1,697 sq.ft / 157.65 sq. m.

## Lease Terms

Available by way a new sub lease up to maximum of December 2028

## Rating

Available on request.

## Legal Costs

Each party responsible for their own legal costs.

## Services

All mains services are connected. The cost of utilities will be charged at £2 per sq. ft. - Further details available on request.

## 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

£14,000 Per Annum

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

[james@taylorweaver.co.uk](mailto:james@taylorweaver.co.uk)

[neil@taylorweaver.co.uk](mailto:neil@taylorweaver.co.uk)

