

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE / TO LET



**METCALF DRIVE
ALTHAM BUSINESS PARK
ACCRINGTON
BB5 5TU**

- Excellent production/warehouse facility.
- Self-contained site with large yard and generous parking.
- Potential to expand.
- 27,855 Sq. Ft. on a site of 1.7 acres.
- 1½ miles south of Junction 8 of the M65.

LOCATION

Situated on the popular Altham Industrial Estate, two miles northeast of Accrington town centre and within one and a half miles of Junction 8 of the M65 motorway which connects directly with the national motorway network.

Adjoining occupiers include RLC (UK) Ltd, Senator International and James Dewhurst Ltd.

DESCRIPTION

Detached manufacturing/warehouse unit of steel portal frame construction with two-storey frontal offices constructed in brick with to the rear part brick and profiled steel cladding. Loading to the front elevation is via three dock level access doors and a ramped drive-in. There is a large tarmacadam yard to the frontage with an adjoining generous parking area.

The warehouse has a concrete floor and varying eaves heights from 4 to 8.2 metres with high intensity sodium and LED lighting. The mezzanine currently in-situ is to be removed. Internally, fully fitted offices have been formed at ground and first floor and there are a mixture of open plan and cellular offices including a canteen, office and works toilets.

ACCOMMODATION

The gross internal areas are as follows:

Ground floor	24,955 sq. ft.	(2,318 sq. m)
Offices	2,900 sq. ft.	(269 sq. m.)
TOTAL	27,855 sq. ft.	(2,587 sq. m)

EXTERNALLY

The premises are set within a site of 1.7 acres with generous yard and parking areas and can be extended to the side, as outlined on the attached Ordnance Survey extract.

SERVICES

All mains services are connected including three phase electricity. It is the purchaser's/ingoin tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

We are verbally informed that the premises are currently listed as having a rateable value of £114,000.

PLANNING

The premises have been used for uses within Classes B2 and B8 of the Use Classes Order. However, it is the purchaser's/ingoin tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

LEASE

The unit is available for a minimum term of five years on a full repairing and insuring basis, subject to rent reviews at agreed intervals.

RENTAL

£165,000 PER ANNUM EXCLUSIVE OF VAT

TENURE

Freehold.

PRICE

£2.5 MILLION

VAT

VAT will be applicable to the rental/sale price at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D(85). A copy of the certificate is available upon request.

LEGAL COSTS

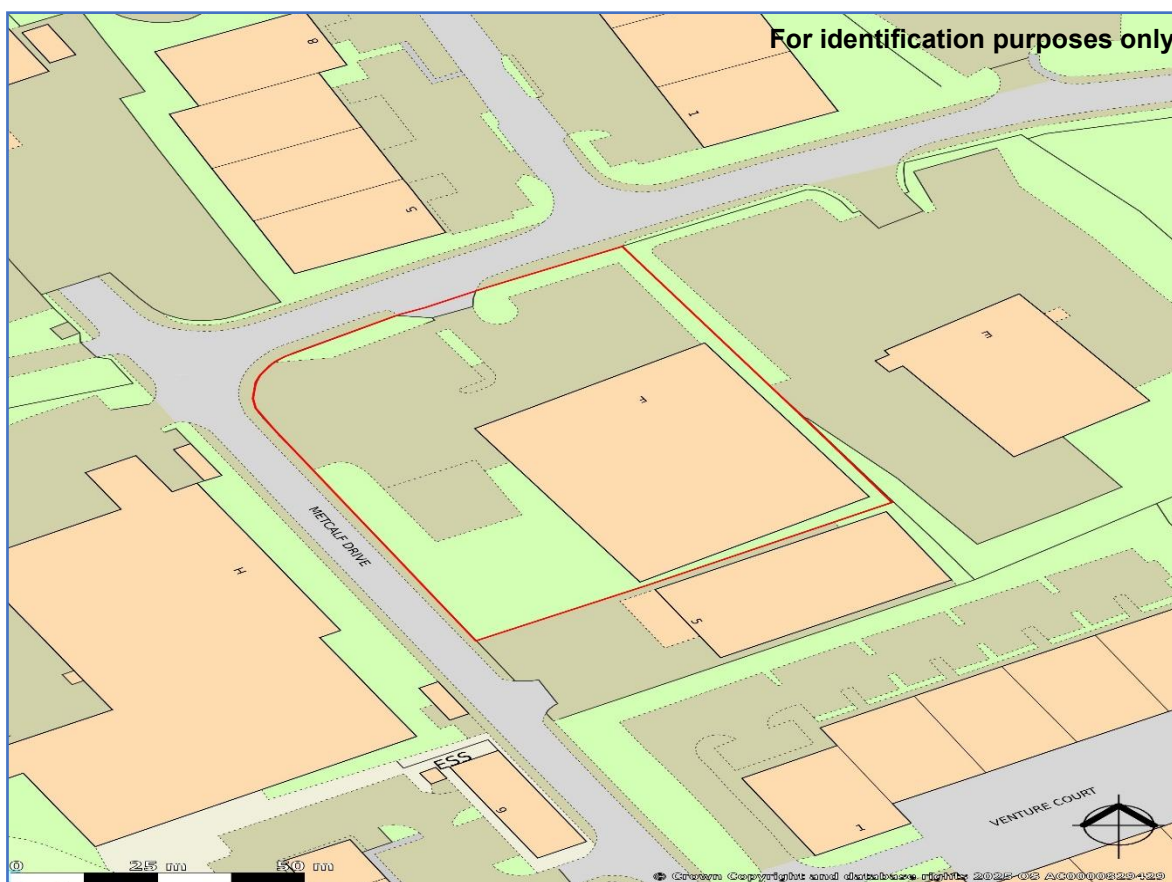
Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2510.13647 Email caroline@tdawson.co.uk



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