

# TO LET

Prominently Located Industrial Unit  
3,005 Sq Ft



## UNIT 3 WATERSIDE INDUSTRIAL ESTATE, WATERSIDE ROAD, HASLINGDEN, BB4 5EN

- Undergoing refurbishment
- Available March 2026
- £30,000 + VAT per annum
- Suitable for various uses
- Great location just off the A56 bypass

**TAYLOR  
WEAVER**

CHARTERED SURVEYORS

## UNIT 3 WATERSIDE INDUSTRIAL ESTATE, WATERSIDE ROAD, HASLINGDEN, BB4 5EN

### 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. Occupiers in the immediate vicinity includes Howdens, Rospen Industries, Flexipol and many others.

### Description

The property is currently undergoing a comprehensive refurbishment, including removal of the previous tenant's fit-out, full redecoration, and new carpet installation throughout.

The warehouse provides an internal eaves height of 5.5m, rising to 6.5m at the central apex. The space is fully open plan, featuring a solid concrete floor and pendant lighting, offering flexible and practical accommodation.

The office area is being upgraded to deliver a modern working environment suitable for up to six people.

Externally, the property benefits from designated parking and access to a generous shared yard serving all occupiers on the estate.

### Accommodation

The property has been measured on a gross internal area basis as follows:

Warehouse - 2,652 sq. ft.  
Offices - 353 sq. ft.  
Total - 3,005 sq. ft.

### Lease Terms

Available by way of a FRI lease for a minimum of 3 years.

### Rating

As published on the VOA website the property has a rateable value of £17,750. This means the rates payable for occupiers will be in the region of £8,857 per annum.

### Legal Costs

Each party responsible for their own costs.

### VAT

VAT is applicable to the figures quoted.

### Services

All mains services are connected to the property including 3 phase electric.

### 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

£30,000 Per Annum

#### Viewing

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

