

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE/TO LET



WAVELL HOUSE HOLCOMBE ROAD HASLINGDEN BB4 4NB

- Modern two-storey office premises with car parking for approximately 125 cars
- 23,713 Sq. Ft.
- May split

LOCATION

Occupying a substantial frontage to Holcombe Road on the edge of Helmsore village in a predominantly residential area. Access to the A56, which connects directly with the M66 and the motorway network, is within ten minutes' drive.

DESCRIPTION

A two-storey purpose-built office building constructed in reconstituted stone with a pitched tiled roof. Large tarmac surfaced car park to the rear for approximately 125 cars. The site is fully enclosed.

Internally, the office accommodation is largely open plan off a central corridor with impressive reception. A number of cellular offices have been created within the overall space which is well served with toilets and kitchen facilities, together with a generous canteen.

The accommodation is fully fitted with suspended ceilings, LED lighting, perimeter trunking, floor boxes and air conditioning to part. A gas fired central heating system serves panel radiators with good natural light throughout.

To the rear is a single-storey workshop and stores.

ACCOMMODATION

Ground Floor

Offices incorporating reception	9,232 sq. ft.
Single-storey warehouse	3,292 sq. ft.
Storage, kitchen and canteen	2,883 sq. ft.

First Floor

Offices	8,306 sq. ft.
---------	---------------

TOTAL OFFICE FLOOR AREA

<u>APPROX</u>	<u>23,713 SQ. FT.</u>
---------------	-----------------------

<u>Workshop</u>	4,431 sq. ft.
-----------------	---------------

SERVICES

Mains services are connected to the property. However, it is the ingoing tenant's/purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The property is listed as having a rateable value of £132,000 (April 2023).

PLANNING

B1 offices. It is the ingoing tenant's/purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Rossendale Borough Council, who can be contacted on 01706 217777.

LEASE TERMS

A full repairing and insuring lease for a minimum term of five years.

RENTAL OFFERS INVITED

PRICE

OFFERS ARE INVITED FOR THE FREEHOLD INTEREST

VAT

VAT will be charged on the price and rental at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Two Energy Performance Certificates have been commissioned which confirm energy ratings as follows:

Wavell house offices	C (68)
Warehouse	G (382)

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the preparation and completion of the lease.

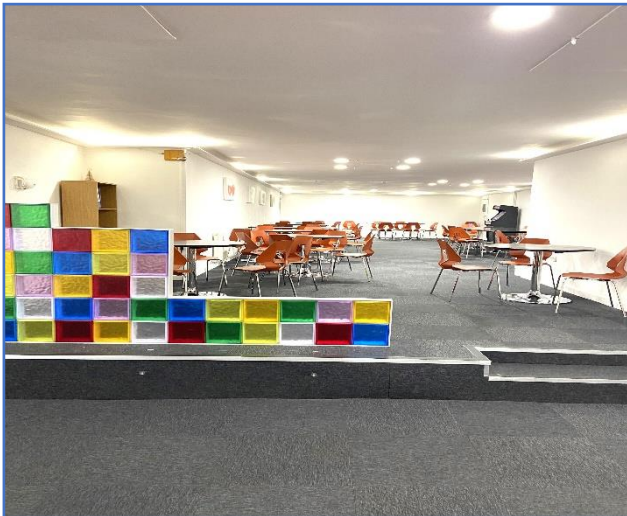
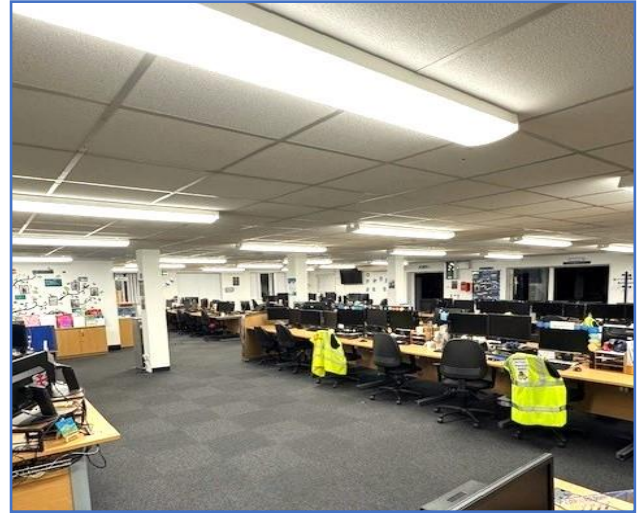
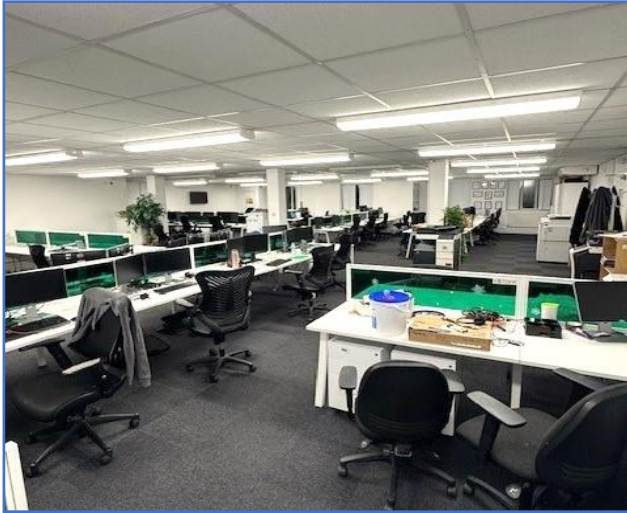
MONEY LAUNDERING

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 2502.12237 Email caroline@tdawson.co.uk**





Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**
COMMERCIAL PROPERTY CONSULTANTS
01254 681133
www.tdawson.co.uk