

# TO LET

Albion Street, Accrington, BB5 1QG  
3,298 Sq Ft



## ALBION STREET, ACCRINGTON, LANCASHIRE, BB5 1QG

- High Quality Single Storey Modern Workshop/Warehouse Unit
- Easy access to junction 7 of the M65 motorway
- Competitive rent
- Close to Accrington Town Centre



# ALBION STREET, ACCRINGTON, LANCASHIRE, BB5 1QG

## Location

The property is situated on the edge of Accrington town centre but within 1.5 miles of junction 7 of the M65 motorway.

This is an established industrial area but within walking distance of the town centre's facilities including market hall, shops and leisure facilities.

## Description

The property comprises a modern, detached, high quality industrial/warehouse unit extending to 3,298 sq. ft.

It is of steel portal frame construction with steel profile insulated cladding to the walls and to the roof which also incorporates translucent roof panels.

It has an eaves height of 12 ft 6" rising to the central apex to a height of 16 feet, solid concrete floor, large roller shutter door (14ft 10" width x 11ft 11" height) and three phase power.

At present there are no w.c facilities but connections are available to easily install.

## Accommodation

We have calculated the gross internal area of the property to be 3,298 sq.ft.

## Lease Terms

The property is available by way of a new lease for a period of 3 years on Full Repairing & Insuring terms

## Legal Costs

Each party responsible for their own costs

## VAT

VAT is applicable

## Services

With the exception of gas all mains services can be made available to the property.

## EPC

The has a EPC rating of a B (39)

## 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

£24,500 Per Annum

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030.

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