

B3 Sykeside Drive, Altham Business Park, Altham, Accrington, BB5 5YE

TO LET



TO LET

Use - Industrial

Size - 12,893 Sq ft

Rent - £110,000 + VAT per annum

- TO LET - 12,893 sq.ft (1,197 sq.m)
- Modern Industrial/Warehouse Unit with Offices
- Modern accommodation with offices
- Large private yard / parking
- Excellent established business park



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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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.

With strong transport links, a skilled local workforce, and a well-serviced industrial infrastructure, Altham Industrial Estate is an ideal choice for businesses looking to establish or expand their operations in the North West.

Description

The property is a modern industrial/warehouse unit of steel portal frame construction, featuring two-storey offices with meeting rooms and break out areas all finished to a high standard.

Internally, the warehouse has concrete block walls to a height of approximately 2.4m and a minimum eaves height of 6.5m. It is well-equipped with LED lighting and gas-fired hot air heaters to ensure a well-lit and temperature-controlled environment.

The office accommodation benefits from full-height double-glazed aluminium-framed windows, providing excellent natural light and views over the car park. The layout includes board rooms and open plan office space on both floors, along with WC facilities and kitchens.

Externally, the unit boasts a large yard behind secure palisade fencing. There is an additional car park with room for up to circa 25 cars.

Accommodation

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

Warehouse	7,678 sq.ft
Ground Floor Office & Amenity	1,748 sq.ft
First Floor Office	1,697 sq.ft
Warehouse Mezzanine	1,772 sq. ft.
	12,893 sq.ft

Rental

£110,000 + VAT per annum

Lease Terms

Available by way a new FRI lease for a minimum term of 5 years

Building Insurance

The landlord will insure the building and recharge the premium to the tenants. The insurance cost for 25/26 is charged at 35p per sq.ft

Rating

We understand from the Valuation Office Rating List, as published online the unit has a rateable value of £62,000 and rates payable for 2025/26 is approximately £33,852 per annum.

Legal Costs

Each party responsible for their own legal costs.

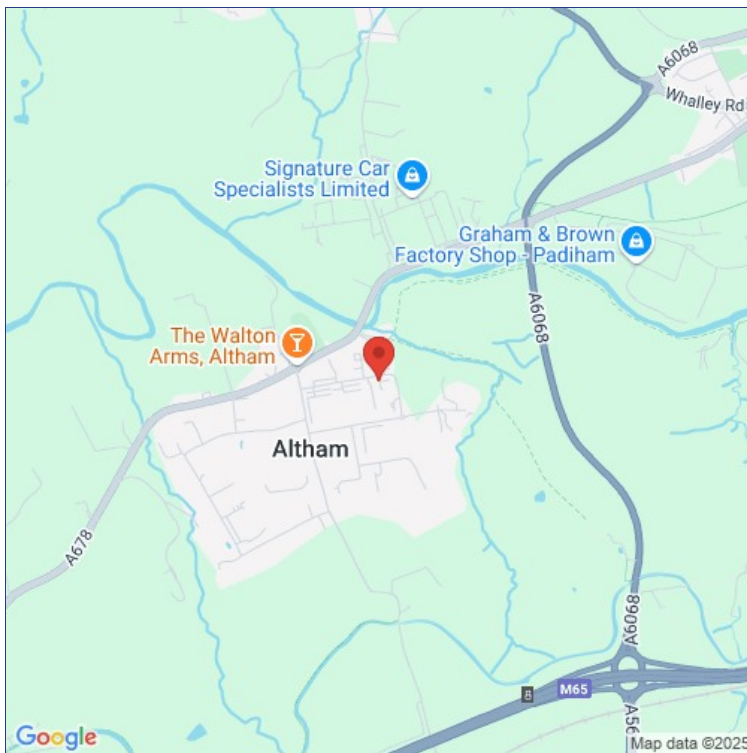
Services

All mains services are available, including 3 phase power electricity. The offices are heated by gas fired heating systems and the warehouse by gas warm air blower.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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