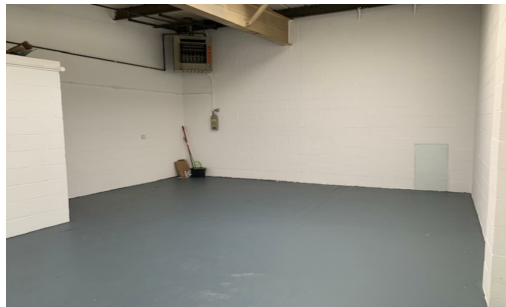


Richmond Industrial Estate, Richmond Street, Accrington, BB5 0SJ

**TO LET**



## TO LET

Use - Industrial

Size - 484 - 980 Sq ft

Rent - From £5,570 pa

- Modern Industrial/Workshop Unit
- Flexible lease terms
- Competitive rents
- Town Centre location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Richmond Industrial Estate, Richmond Street, Accrington, BB5 0SJ

### Location

The estate is located in a mixed-use area close to the town centre. Junction 7 of the M65 motorway is approximately one and a half miles to the north west, providing access to the regional and national motorway network.

### Description

A development of purpose built single storey workshop units, specifically designed to accommodate the small business.

The workshops are in four terraces, comprising twelve 500 sq.ft. units and fifteen 1,000 sq.ft. units. They are designed to provide maximum usable workspace, and each unit has a sliding sectional overhead loading door and internal WC facilities.

The specification includes:

- reinforced concrete floor to accommodate an evenly-distributed load of 25kN/sq.m. (500lbs per sq.ft.)
- cavity wall construction with insulated cavity and concrete block inner leaf
- insulated plastic coated profile steel cladding to the roof with approx. 15 per cent roof lights
- manually operated sliding sectional overhead doors to each unit to approx. eaves height, and with a clear width of approx. 2.7 metres (8'10")
- three-phase electricity supply provided to distribution board
- domestic plumbing provided to toilet area

### Accommodation

The availability is as follows

Unit	Size (sq. ft)	Rent (PA) +VAT	Service Charge (pa) +VAT
13	980	£8,820	£892
18	484	£5,570	£441
23	484	£5,570	£441

### Tenure

Leasehold

### Rental

From £5,570 pa

### Lease Terms

All units are available on Northern Trust Co. Ltd.'s easy-in, easy-out flexible tenancy agreement, which is specifically designed to assist the small business user.

The tenancy agreement provides for:

- initial three-year term
- annual break clauses
- rent payable monthly in advance
- rent includes the cost of external and structural repairs and building insurance, for which the landlord is responsible
- tenant responsible for internal repairs and decorations
- no solicitors required
- tenant to be responsible for all business and water rates and other outgoings
- agreement will include annual rent increases

### Rating

It is understood that all units have a rateable value of below the small business rates threshold of £12,000 and therefore eligible businesses may be able to claim rates relief. Full details on request

### VAT

Vat is applicable to figures quoted in these details

### Services

All mains services are available.

### Administration Fee

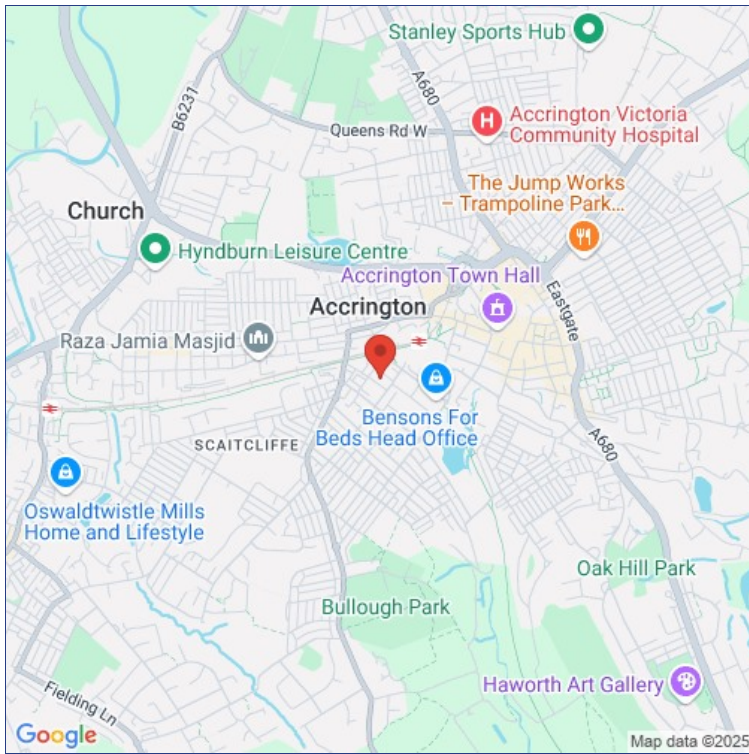
An administration fee of £150 plus Vat is charged in respect of a credit check and preparation of the tenancy agreement.

### Viewing

STRICTLY THROUGH SOLE AGENTS:

Taylor Weaver  
(Rebecca Weaver)  
rebecca@taylorweaver.co.uk  
01254 699030

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