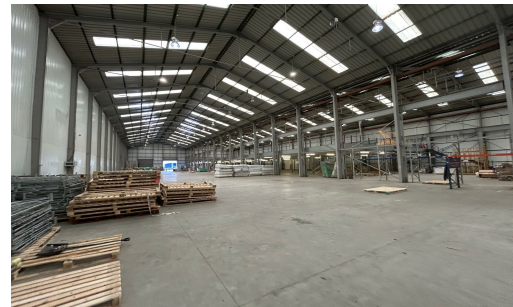


Unit A, 3 Bolton Avenue, Huncoat Business Park, Accrington, BB5 6NJ

TO LET



TO LET

Use - Industrial

Size - 75,344 Sq ft

Rent - £508,572 per annum plus VAT. (£6.75 psf.)

- Prime Distribution/Warehouse Facility
- High-Clearance Warehouse – 11m eaves height
- 6 dock-level loading bays & 4 ground-level roller shutter doors
- Additional 1.7-acre secure yard, plus ample dedicated car parking
- Ready for occupation in Q2/3 2025



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated on Huncoat Business Park, Accrington. A well established strategically positioned commercial location, approximately 2 miles from junction 8 of the M65 motorway and 1 mile from the A56 which connects to the M60/M62 to the south.

Its location offers excellent connectivity to the wider North-West region, making it ideal for logistics, distribution and a range of industrial uses.

Notable occupiers in the vicinity include Senator, Progen International and Forterra, alongside a variety of other well established businesses.

Description

The property comprises a substantial distribution and manufacturing facility extending to approximately 75,344 sq.ft, including high quality ancillary office accommodation.

Of twin bay steel portal frame construction the warehouse features steel profile clad elevations and roof including translucent roof panels.

The warehouse space is open plan and has an internal eaves height of 11 metres. It has 6 dock level loading bays and 4 level access roller shutter doors, complemented by a secure yard of approximately 1.7 acres enclosed by palisade fencing. Additional on site parking is available for around 95 vehicles.

The office accommodation totals approximately 5,447 sq. ft and is arranged over ground and first floors. These have been newly refurbished to a high standard and offer open plan layouts with amenity areas. They are fitted with air conditioning, LED lighting and carpet tile flooring throughout.

Accommodation

We have measured the property on a gross internal area basis as follows:

| | |
|-----------|---------------|
| Warehouse | 69,897 sq. ft |
| Offices | 5,447 sq. ft |
| Total | 75,344 sq. ft |

Rental

£508,572 per annum plus VAT. (£6.75 psf.)

Lease Terms

The property is available by way of a new lease for a minimum term of 5 years on FRI basis.

Building Insurance

The landlord will insure the property and charge a premium to the tenant. Amount available on request.

Rating

As published on the VOA website the property has a ratable value of £228,000 with rates payable to be in the region of £124,484.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

Services

All mains services, with the exception of gas are connected to the property.

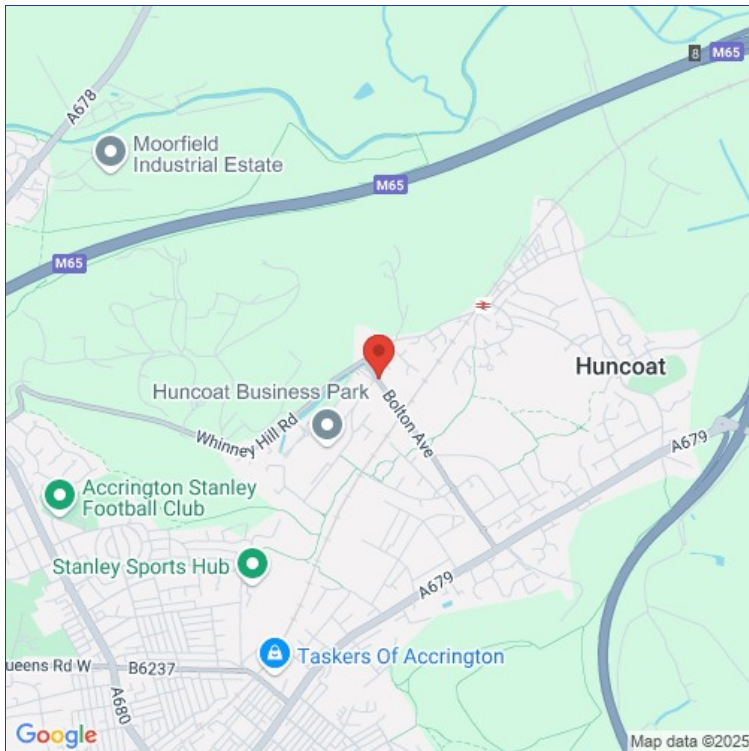
EPC

To be provided on request

Viewing

Strictly via agents Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

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