

Northfield Works, Richmond Street, Accrington, BB5 0RH









TO LET Use - Industrial Size - 5,764 Sq ft Rent - £50,000 per annum.

- Good Quality Detached Workshop/Warehouse Unit
- Good access to junction 7 of the M65 motorway
- Large yard
- Adjacent to Accrington town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk



Northfield Works, Richmond Street, Accrington, BB5 0RH

Location

The property is situated in a prominent corner position with frontage to both Richmond Street and Brown Street. This is an established industrial/commercial area within a quarter of a mile of Accrington town centre.

Junction 7 of the M65 motorway is approximately 1.5 miles from the property.

Description

A modern detached steel portal frame warehouse over clad with insulated profile metal sheeting incorporating translucent roof panels with protective blockwork inner to a height of 8 feet.

The warehouse has the benefit of an eaves height of approximately 6 metres, solid concrete floor, 2 roller shutter doors, electric strip lighting and provides a predominantly open plan working environment.

To the outside is a large, secure yard providing adequate loading and car parking facilities.

Accommodation

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

Bay 1	4,989 sq.ft
Bay 2	775 sq.ft
Total	5,764 sq.ft

Rental

£50,000 per annum.

Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years on full repairing and insuring terms.

Deposit

A deposit will be required, subject to covenant status. Further details of request

Rating

The property has a ratable value of $\pounds 22,500$ with rates payable expected to be in the region of $\pounds 11,500$ payable.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

It is understood that VAT is applicable.

Services

It is understood that all mains services are connected to the property.

EPC

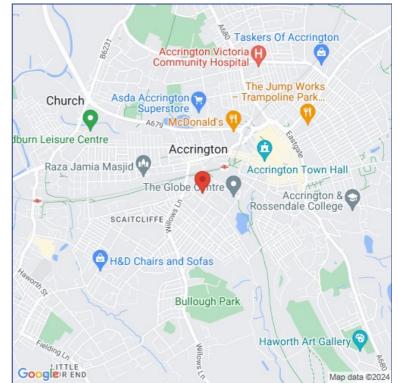
The property has a current energy rating of F (148), which is due to expire on 10th December 2033.

Planning

The property would suit industrial, warehouse and storage uses.

Viewing

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



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.