

Northfield Works, Richmond Street, Accrington, BB5 0RH

TO LET



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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

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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 calculated 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 £22,500 with rates payable expected to be in the region of £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

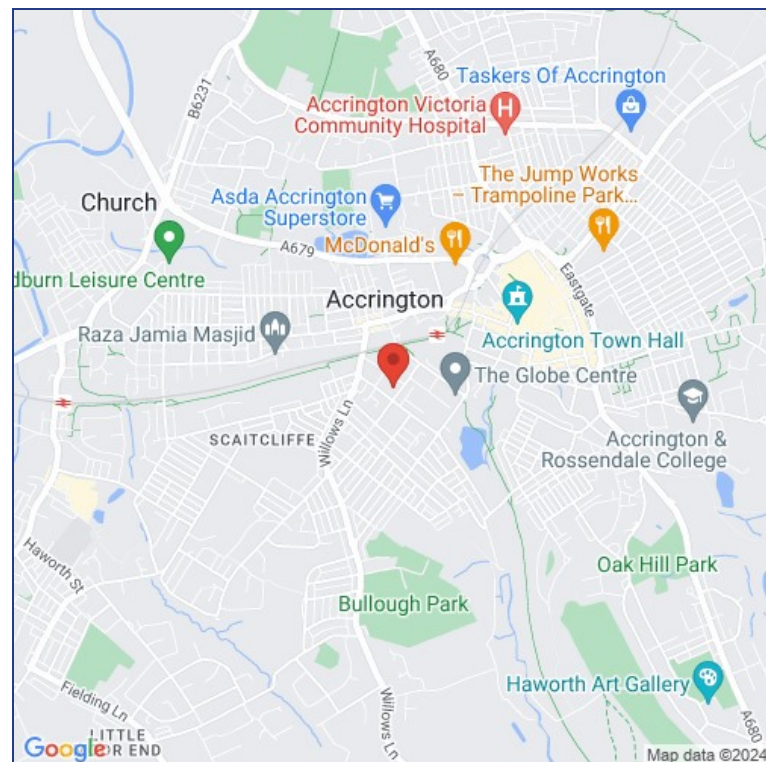
The property would suit industrial, warehouse and storage uses.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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