



BB5 0RJ

# INDUSTRIAL

RICHMOND INDUSTRIAL ESTATE, ACCRINGTON



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

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

# INDUSTRIAL



- Reinforced concrete floor
- Steel portal frame
- Brick and blockwork walls
- Manually operated roller shutter loading doors
- Three phase electricity supply
- Mains gas to the estate
- Forecourt and car parking areas
- Domestic plumbing to toilet area
- Telephone entry duct



INDUSTRIAL

## WORKSHOP UNITS TO LET

SIZES FROM

**484 - 1,960 SQ FT**

45 - 182 SQ M

Over 200 locations throughout the Midlands and the North





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## LOCATION

The estate is located in a mixed use area close to the town centre of Accrington. Junction 7 of the M65 is approximately 1 and a half miles to the north of the estate providing access to the regional motorway network.



## DESCRIPTION

A gated development of modern industrial units with car parking and circulation space.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet block, personnel door and up and over loading doors.

## TERMS

- Initial three year term
- A range of flexible leasing options are available
- Rent payable monthly in advance, subject to a fixed annual increase
- Rents quoted are to include costs for external and structural repairs and building insurance
- No solicitors required
- Further details on request

## RENTAL

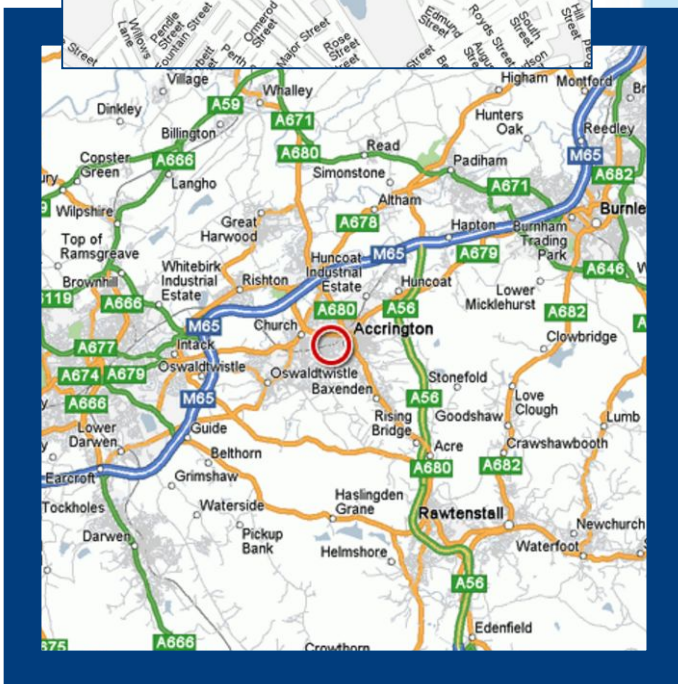
A rental deposit will be collected by the Landlord. The deposit will be refunded on vacation of the premises, providing all terms of the agreement have been adhered to and all rents are paid in full at the time of vacation. An initial tenancy administration fee is payable.

## VIEWING

Please contact Whittle Jones North West on 01257 238666 or email [northwest@whittlejones.co.uk](mailto:northwest@whittlejones.co.uk).

## RATES

For information on Rateable Value or rates payable contact Hyndburn Borough Council, Business Rates Department or alternatively you can obtain information from the Valuation Website [www.voa.gov.uk](http://www.voa.gov.uk).



## INDUSTRIAL

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