

Unit 2 & 4, Calder Court, Sykeside Drive, Altham, BB5 5YB

TO LET



TO LET

Use - Industrial

Size - 11,948 Sq ft

Rent - £95,000 per annum plus vat

- TO LET - 11,948 sq.ft (1,110 sq.m)
- Modern Industrial/Warehouse Unit with Offices
- Excellent established business park
- Good access to Junction 8 of the M65 motorway
- Large private yard / parking



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 the popular Altham Business Park close to Junction 8 of the M65 motorway. Altham Business Park is an established commercial location with occupiers such as Simon Jersey, Coach House, and Senator International amongst many others.

With strong transport links, a skilled local workforce, and a well-serviced industrial infrastructure, Altham Industrial Estate is an ideal choice for businesses looking to establish or expand their operations in the North West.

Description

The property is a modern industrial/warehouse unit of steel portal frame construction, featuring two-storey offices all finished to a high standard. The property was constructed as two individual properties but these have been combined internally to create one building.

Internally, the warehouse has concrete block walls to a height of approximately 2.4m and a minimum eaves height of 5.5m. It is well-equipped with LED lighting and gas-fired hot air heaters to ensure a well-lit and temperature-controlled environment.

The office accommodation benefits from full-height double-glazed aluminium-framed windows, providing excellent natural light and views over the forecourt. The layout includes a reception area and office space on the ground floor, along with WC facilities. The first floor features an open-plan office, offering a flexible working environment.

Externally, the unit boasts a large yard with ample parking, providing convenient access and maneuverability.

Accommodation

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

Warehouse Workshop	8,590 sq.ft	
Ground Floor Office & Amenity	1,636 sq.ft	
First Floor Office	1,722 sq.ft	
	11,948 sq.ft	

Rental

£95,000 per annum plus vat

Lease Terms

The property is available by way of a new full repairing lease for a term of years to be agreed, subject to a minimum of five years.

Service Charge

A service charge is levied on occupiers within the development. The service charge is 70p per sq. ft subject to annual review and reconciliation.

Rating

We understand from the Valuation Office Rating List, as published online the unit has a rateable value of £57,000 and rates payable for 2025/26 is approximately £31,122 per annum.

Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs involved in the transaction, including any VAT.

Services

All mains services are available, including 3 phase power electricity. The offices are heated by gas fired heating systems and the warehouse by gas warm air blower.

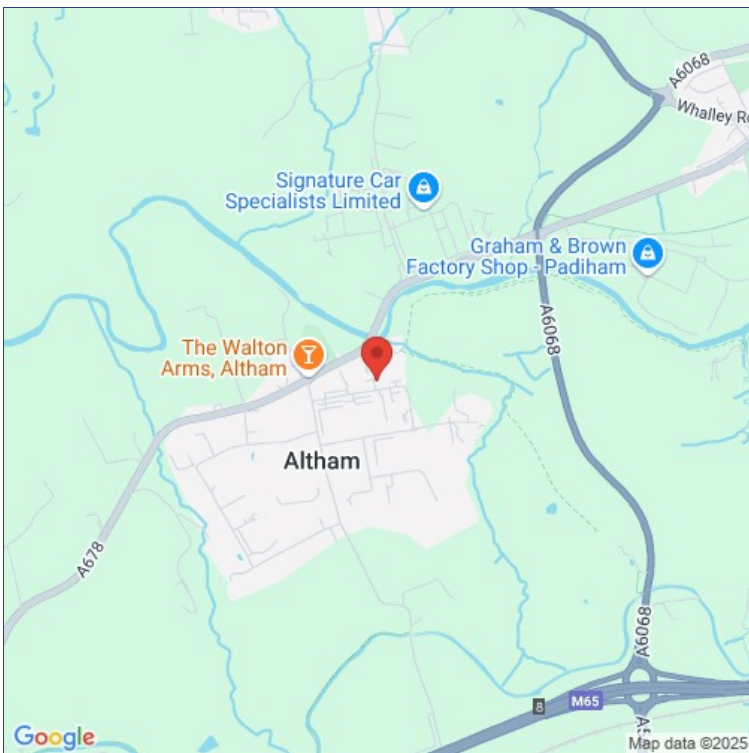
Insurance

The landlord will insure the building and charge the premium to the tenant on a pro rata basis. The insurance is charged at 35p per sq.ft

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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