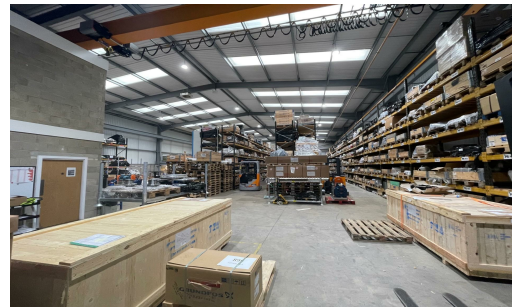


Unit 5, Altham Business Park, Metcalf Drive, Altham, BB5 5SJ

**TO LET**



## TO LET

Use - Industrial

Size - 14,509 Sq ft

Rent - On application

- High Quality Industrial / Warehouse Premises With Offices
- 14,509 sq ft including 2,634 sq ft of mezzanine accommodation
- Good access to the motorway network
- 2.5 tonnes crange
- Excellent eaves height



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 5, Altham Business Park, Metcalf Drive, Altham, BB5 5SJ

### Location

The property is situated on the established Altham Business Park, situated close to Junction 8 of the M65 motorway.

Occupiers on the estate include North West Logistics, Whatmore UK, Senator International and RLC Ltd.

### Description

The property comprises a modern detached high quality industrial/warehouse building with two storey offices extending to 14,509 sq.ft constructed in 2018.

The property is of steel portal frame construction with steel profile cladding to the walls and to the roof, which also incorporates translucent roof panels.

The offices to the front of the premises provide ground floor works office, amenity and WC facilities with the first floor providing predominantly open plan space.

They benefit from gas fired central heating, carpet tiled floors, painted plasterboard walls, LED lighting within the suspended ceiling and aluminium framed double glazed windows.

The workshop/warehouse space to the rear has an eaves height of approximately 8m, 2.5 tonnes craneage, gas space heater, access via a large roller shutter door and to the rear a substantial mezzanine floor providing additional space.

To the front is a secure concreted yard providing loading and parking space.

### Accommodation

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

Ground Floor	Office & Amenity	872 sq.ft
	Workshop	9,430 sq.ft
Mezzanine	Storage	2,634 sq.ft
First Floor	Offices	1,573 sq.ft
Total		14,509 sq.ft

### Rental

On application

### Lease Terms

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

The rent is to be paid quarterly in advance

### Building Insurance

It is anticipated that the building insurance will be in the region of £1200 per annum

### Deposit

Subject to status, a deposit may be required. Further details on request.

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £51,000.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to figures quoted in these details

### Services

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

### EPC

An EPC is available on request

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01254 699030

Unit 5, Altham Business Park, Metcalf Drive, Altham, BB5 5SJ



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

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto: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.