

Unit D1, Bolton Avenue, Huncoat, Accrington, BB5 6NJ

**TO LET**



## TO LET

Use - Industrial

Size - 6,441 Sq ft

Rent - £48,000 per annum.

- A Brand New High Quality Industrial/Warehouse Unit
- Established industrial area
- Easy access to junction 8 of the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Unit D1, Bolton Avenue, Huncoat, Accrington, BB5 6NJ

### Location

The property is situated on the established Huncoat Business Park on the edge of Accrington and approximately 2 miles from junction 8 of the M65 motorway.

This is an established area with occupiers in the vicinity including HML Recycling, Senator International, Bensons for Beds and Clayton Park Bakery.

### Description

The property comprises a brand new industrial/warehouse unit extending to 6,441 sq.ft.

It is of steel portal frame construction with insulated steel profile walls and roof which also incorporates translucent roof panels.

Internally it has an eaves height of approximately 4.54 metres rising to the central apex at a height of 5.98 metres.

The unit has the benefit of a large roller shutter door, LED lighting throughout, solid concrete floor, fire system, 3 phase power and w/c facilities.

Externally there is a yard providing loading and car parking areas.

### Accommodation

We have calculated the gross internal area of the property to be 6,441 sq.ft.

### Rental

£48,000 per annum.

### 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.

### Building Insurance

The landlord to insure the building and charge the premium to the tenant. Full details to be confirmed.

### Deposit

Subject to status of the tenant a deposit may be required.

### Rating

The property will require assessment upon occupation, it is however anticipated that the rateable value will be in the region of £30,000, with rates payable expected to be in the region of £15,000.

Interested parties are recommended to contact the Local Authority to establish the actual Rateable Value.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

It is understood that VAT is applicable to figures quoted in these particulars

### Services

With the exception of gas it is understood that all mains services are available including a three phase electricity power supply (100 AMP per phase).

### EPC

An EPC will be available on completion of the unit.

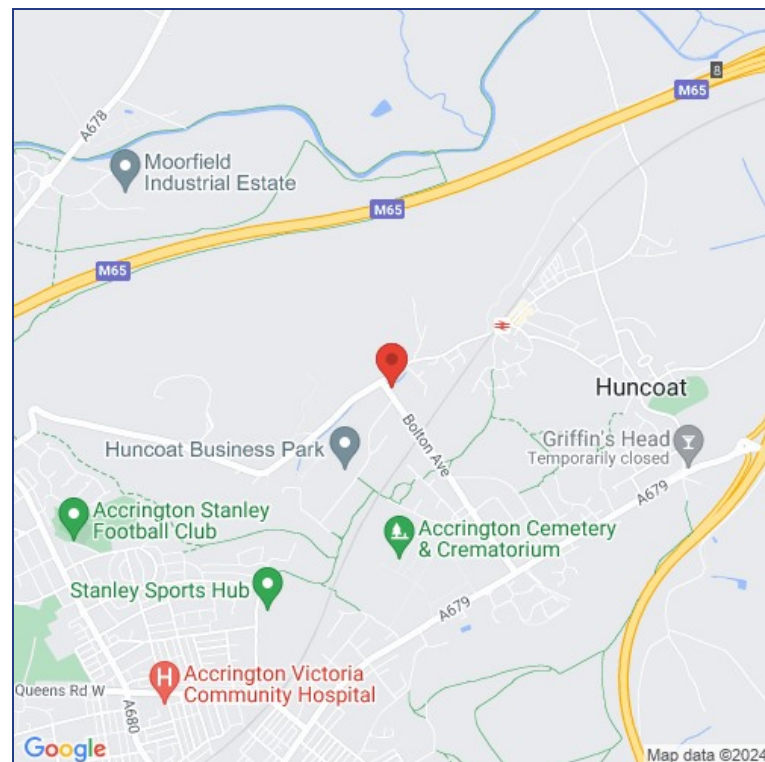
### Viewing

Strictly via sole agent - Taylor Weaver

Neil Weaver MRICS

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