

New Hall Hey Industrial Units, New Hall Hey Road, Rawtenstall, BB4 6HL

**TO LET**



**TO LET**

Use - Industrial

Size - 2,272 Sq ft

Rent - See accommodation schedule

- TO LET - New Hall Hey Industrial Park
- 2,272 sq. ft.
- Flexible lease terms considered
- Competitive rents



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)

## New Hall Hey Industrial Units, New Hall Hey Road, Rawtenstall, BB4 6HL

### Location

Situated in an established industrial and commercial area on the edge of Rawtenstall, with excellent access to the A56, which in turn connects with the M66, enabling easy access to the national motorway network.

### Description

A series of modern industrial/production/warehouse units with offices, of steel portal frame construction, with uninterrupted manufacturing/warehouse space.

Externally the units are clad with profile PVC coated metal sheeting, and loading is via an up and over roller shutter door.

This is well maintained accommodation with excellent access and location. Secure courtyard setting, good parking and loading facilities.

### Accommodation

Unit	Size (sq. ft.)	Rent (per month)	Service Charge (per month)
12a	2,272 sq.ft	£2,028 + VAT	£189 +VAT

### Tenure

Leasehold

### Rental

See accommodation schedule

### Rating

Further details available on request

### Legal Costs

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

### VAT

Vat is applicable to figures quoted in these details

### Services

All mains services are available, though it will be the responsibility of the incoming tenant to supply their own heating to the premises.

### EPC

EPCs are available for the individual units

### Planning

It is understood that all uses within Classes B1, B2 and B8 (light industrial, general industrial and warehousing) will be permitted.

It is responsibility of the incoming tenant to verify that their intended use is acceptable to the local planning authority.

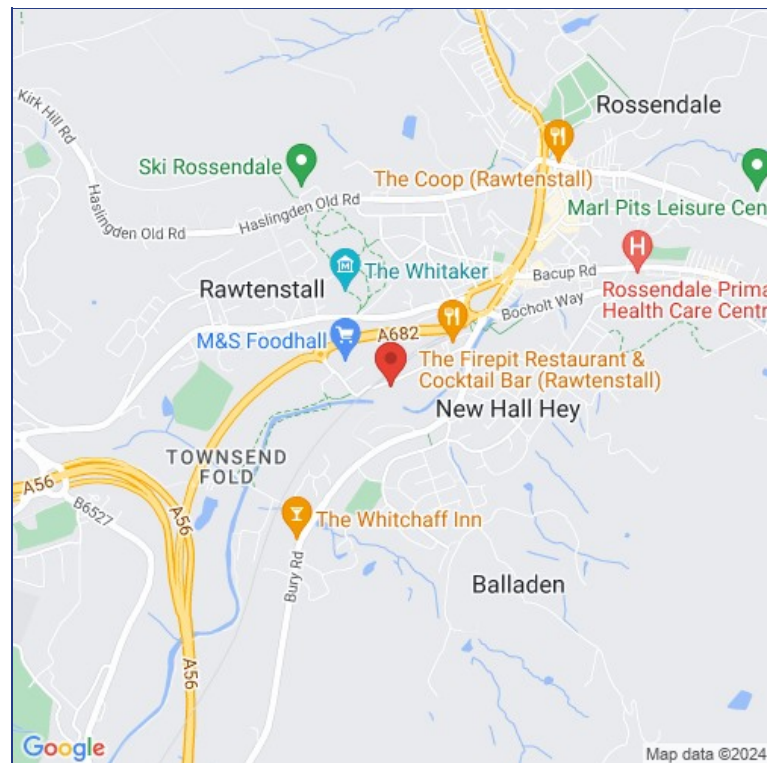
### Viewing

STRICTLY THROUGH SOLE AGENTS

Taylor Weaver (James Taylor)

01254 699030

james@taylorweaver.co.uk



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

Telephone: 01254 699030



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

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