

Premier House, 175 Grane Road, Haslingden, Rossendale, BB4 5ER

TO LET



TO LET

Use - Industrial

Size - 16,014 Sq ft

Rent - £97,500 plus VAT per annum.

- High Quality Detached Warehouse
- 16,014 Sq.Ft / 1,487 Sq. Metres
- Available immediately
- Large private yard with parking
- Two separate loading doors



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Premier House, 175 Grane Road, Haslingden, Rossendale, BB4 5ER

Location

The premises are located on Grane Road Haslingden which feeds directly from the A56 (Haslingden bypass) linking onto the M65 and M66 motorways, leading towards Bury, Manchester and Blackburn. See location plan.

The property sits at the entrance to Carrs Industrial Estate which is a popular warehouse and office location with a variety of well established businesses on the estate such as Flexipol, Soloman Commercial and WH Goods.

Description

The property is a large detached, open plan warehouse facility with two-storey office and showroom accommodation which has been finished to a high standard throughout.

The property is constructed in various sections with the warehouse benefitting from blockwork walls up to 2.5 metres with insulated profile steel cladding above. The office/showroom section of the property has floor to ceiling glazing across the entire front elevation with a very high quality level of internal fit out following a recent renovation.

Internally the warehouse section of the building benefits from a 5 metre internal eaves height rising to 6.5 metres in the central apex. The warehouse accommodation is open plan internally with a mezzanine and other amenity areas such as canteen and w/c's contained within this space.

The warehouse has a solid concrete floor, stripped fluorescent lighting throughout, underneath a double skin insulated roof incorporating translucent roof panels.

Access into the warehouse is via 2 electronically operated roller shutter doors extending to a height of 4.4 metres which are accessed directly from a large private yard area.

The ground floor showroom has been recently refurbished to a very high standard incorporating a new herringbone Karndean floor underneath a suspended ceiling incorporating LED lighting. The space is completely open plan and would be suitable for either showroom/office uses.

The office accommodation on the first floor is again in good condition with a series of private office/meeting rooms around the perimeter of a large open plan office. The office space incorporates CAT 5 cabling underneath a suspended ceiling incorporating LED lights.

Externally there is a large car park to the front of the property which is shared with the neighbouring unit and a large yard towards the rear which is solely designated to this particular unit.

Accommodation

We have measured the property on a gross internal area basis as follows:

Warehouse Accommodation	10,070 sq.ft
Ground Floor Showroom	2,357 sq.ft
First Floor Offices	2,567 sq.ft
Warehouse Mezzanine	1,020 sq.ft
Total	16,014 sq.ft

Rental

£97,500 plus VAT per annum.

Lease Terms

Available by way of a new FRI lease.

Building Insurance

Landlord to be responsible for insuring the property and will recharge this to the tenant. Full details available on request.

Rating

As published by the VOA the property has a rateable value of £51,000. We estimate the rates payable for 2024/2025 will be approximately £26,100 per annum.

Legal Costs

Each party to be responsible for their own legal costs.

Services

All mains services are connected to the property.

Planning

B2/B8 Uses

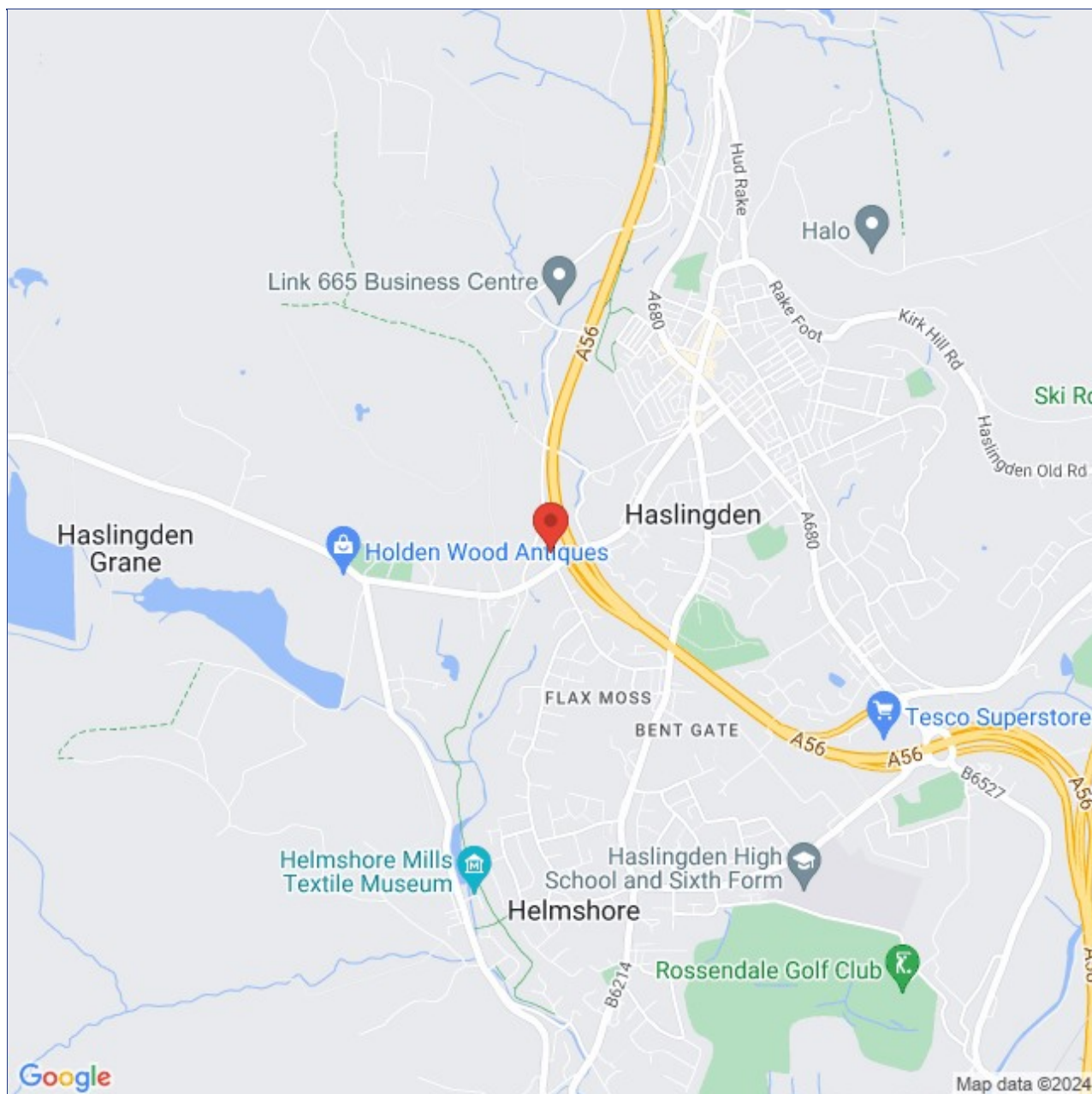
Viewing

Strictly via sole agent: Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: 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.