

The Courtyard, Grane Road, Haslingden, BB4 4PB

**TO LET**



## TO LET

Use - Industrial

Size - 2,877 - 4,966 Sq ft

Rent - See accommodation schedule.

- High Quality Business and Warehouse Units
- Excellent access to A56
- From 2,877 sq. ft
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## The Courtyard, Grane Road, Haslingden, BB4 4PB

### Location

The development is situated on Grane Road, the major road from Blackburn to Haslingden, around 0.25 miles from the A56 Haslingden Bypass.

### Description

A series of modern industrial / workshop units ranging in size, although a combination of units could provide a greater total floor area.

The units have the following specification :

- ~ steel portal frame with 6m internal eaves height
- ~ self contained facilities including WC
- ~ up and over roller shutter door
- ~ on site parking and loading

### Accommodation

The following units are available to lease immediately:

Unit	Size	Rent (per annum)
12	3,221 sq.ft *	£21,000 + VAT
4	2,877 sq.ft	£32,500 + VAT
5	4,966 sq.ft	£45,000 + VAT

\* Includes 1,119 sq. ft. mezzanine.

### Tenure

Leasehold

### Rental

See accommodation schedule.

### Lease Terms

The unit is available by way of new full repairing and insuring lease for a minimum period of 3 years.

### Service Charge

A service charge (£1.00 per sq.ft) will be levied on occupiers for maintenance of the common areas, landscaping, etc. In addition, the landlord will insure the building and charge the premium to the tenant (0.35p per sq.ft)

### Rating

Available on request.

### Legal Costs

The ingoing tenant is responsible for the landlord's reasonable legal costs involved in the transaction.

### Services

All mains services with the exception of gas are available.

### Planning

Light industrial (B1) and warehouse (B8) uses considered, subject to planning.

### Viewing

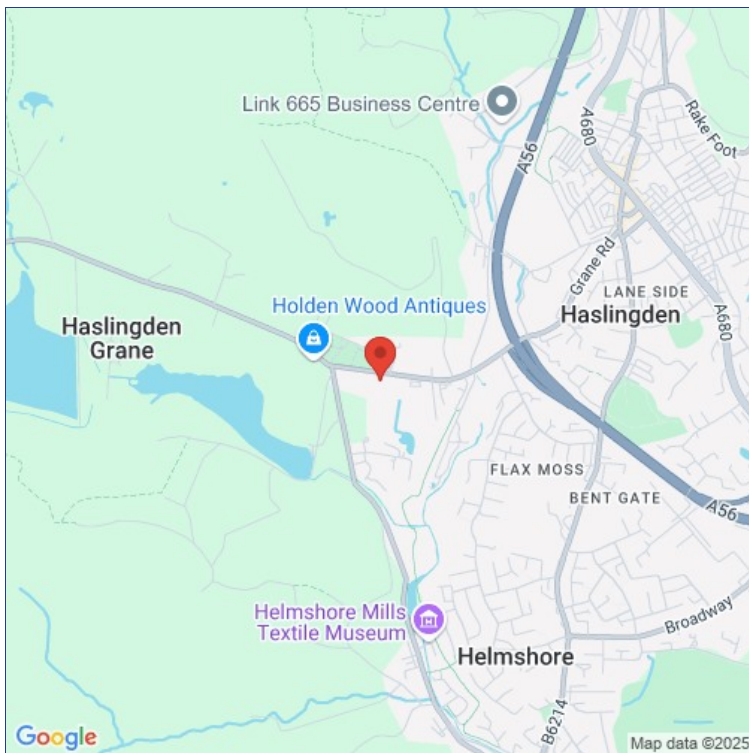
Strictly through agents

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