

# TAYLOR WEAVER

CHARTERED SURVEYORS

The Former Rosso Depot, Knowsley Park Way, Haslingden, BB4 4RS



## FOR SALE

**Modern Detached Industrial/Warehouse Unit With Offices**  
**59,620 sq ft (5,541 sq m) approx**

**On a site of 2.4 acres (0.87 hectares) approx**

- *Excellent location with easy access to the national motorway network*
- *Good quality space*
- *Suitable for owner occupiers and investors*

## Location

The property is situated fronting Knowsley Park Way on the established Knowsley Road Industrial Estate, Haslingden.

Access to the national motorway network is obtained via the A56 which in turn links to Junction 8 of the M65 motorway, approximately 7 miles to the north, and also to the commencement of the M66 motorway, approximately 3 miles to the south.

The unit has easy access to the North Manchester towns of Bolton, Bury and Rochdale, as well as the East Lancashire towns of Burnley, Accrington and Blackburn

## Description

A modern detached high specification industrial/warehouse unit of propped steel portal frame construction beneath an insulated profile metal roof and incorporating insulated metal clad elevations with low level internal blockwork to the warehouse area.

To the front is two storey office/amenity space which benefits from the provision of suspended ceilings, incorporating recessed fluorescent strip lighting, double glazed windows carpeted floors and gas fired central heating.

The warehouse area has an eaves height of 20 feet, benefits from the provision of extensive power distribution, heating and lighting, vehicle inspection pit together with loading access via dock and ground level loading doors leading onto the large secure concreted yard.

A substantial mezzanine floor has been constructed within the premises which is of concrete and steel frame construction.

In addition there is a separate car park to the front.

## Accommodation

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

Ground Floor Office/Amenity	5,681 sq.ft
First Floor Office and Amenity	5,681 sq.ft
Industrial/Warehouse Area	36,928 sq.ft
Mezzanine Floor	11,330 sq.ft
<b>Total</b>	<b>59,620 sq.ft (5,541 sq.m)</b>

## Services

It is understood that all mains services are available to the premises, including 3 phase power.

## Rating

Based on information on the Valuation Office Agency website, it is understood that the rateable value of the premises is £174,000.

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 RICS

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The rates payable ignoring any transitional relief/surcharge will be in the region of £85,782.

### VAT

VAT is applicable to figures quoted in these particulars

### EPC

An EPC is available on request.

### Price

£2.85m plus VAT

### Availability

The property is available for immediate occupation

### Planning

The property has recently been used as a public bus depot and garage. It is anticipated that planning consent under B2 (general industrial) of the Town and Country Planning (Use Classes) Order would be permitted.

It is recommended that interested parties contact Rossendale Borough Council to discuss alternative use for the premises.

### Viewing

Strictly through sole agents

Taylor Weaver

(Neil Weaver)

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