

Three Point Business Park, Charles Lane, Haslingden, BB4 5EH

TO LET



TO LET

Use - Industrial

Size - 2,900 - 3,573 Sq ft

Rent - See accommodation schedule

- TO LET - Hybrid Industrial Units
- Highly accessible location
- Secure court yard setting
- Excellent parking and loading
- Flexible lease terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Situated in a highly accessible location opposite the successful Carrs Industrial Estate just off the A56 Haslingden Bypass. Occupiers include Howden Joinery, Switch to Switch and Wolseley Centres Ltd.

The A56 links with the M66/M60 to the south and the M65 to the north, enabling easy access to the national motorway network.

Description

A series of modern industrial/trade counter units, 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 a 4.5 metre high loading door.

The property benefits from excellent parking and loading facilities, and quality features include:

- mezzanine storage
- double glazed aluminium windows
- minimum eaves height 6 metres
- three-phase power
- security provision
- secure courtyard setting

Accommodation

	Ground floor	Mezzanine	Total size	Rent
Unit 6	1,907 sq. ft.	1,603 sq. ft.	3,510 sq. ft.	£24,570 p.a. + VAT
Unit 7	1,955 sq. ft.	1,076 sq. ft.	3,031 sq. ft.	£21,217 p.a. + VAT
Unit 14	2,357 sq.ft	1,216 sq.ft	3,573 sq.ft	£25,011 p.a + VAT

Tenure

Leasehold

Rental

See accommodation schedule

Lease Terms

The units are available to lease on flexible tenancy agreements, which are specifically designed to assist the small business user.

The tenancy agreement provides for:

- initial three-year term
- tenant responsible for all business and water rates and other outgoings
- no solicitors required.

Service Charge

A service charge and building insurance will be levied in respect of the upkeep and management of the common areas of the estate. The cost of this is for 21/22 is 0.80p per sq. ft..

Rating

As published on the VOA website online the property has a rateable value of £17,250. This means that qualifying companies will be legible for small business rates relief. Full details available on request.

Services

All mains services are available, including three-phase power.

It will be the ingoing tenant's responsibility to supply their own heating to the premises.

EPC

EPCs are available for the individual units

Planning

Any uses within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be permitted.

It is however the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Viewing

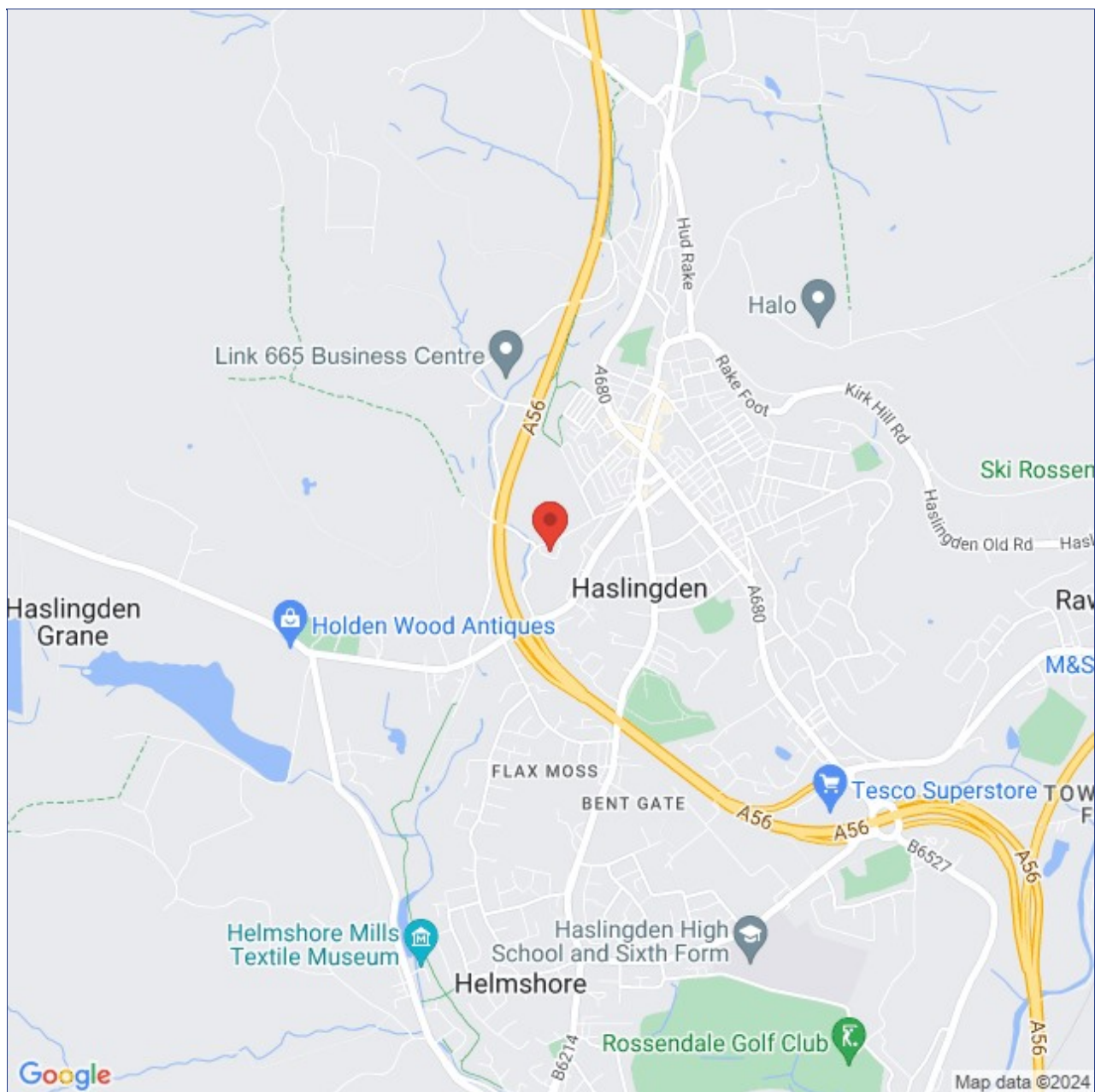
STRICTLY THROUGH AGENTS

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