

FOR SALE
HIGH BAY WAREHOUSE
& DISTRIBUTION
FACILITY

UNIT 1
ALTHAM BUSINESS PARK,
SHORTEN BROOK WAY,
ACCRINGTON, LANCASHIRE,
BB5 5YJ

125,210
SQ FT

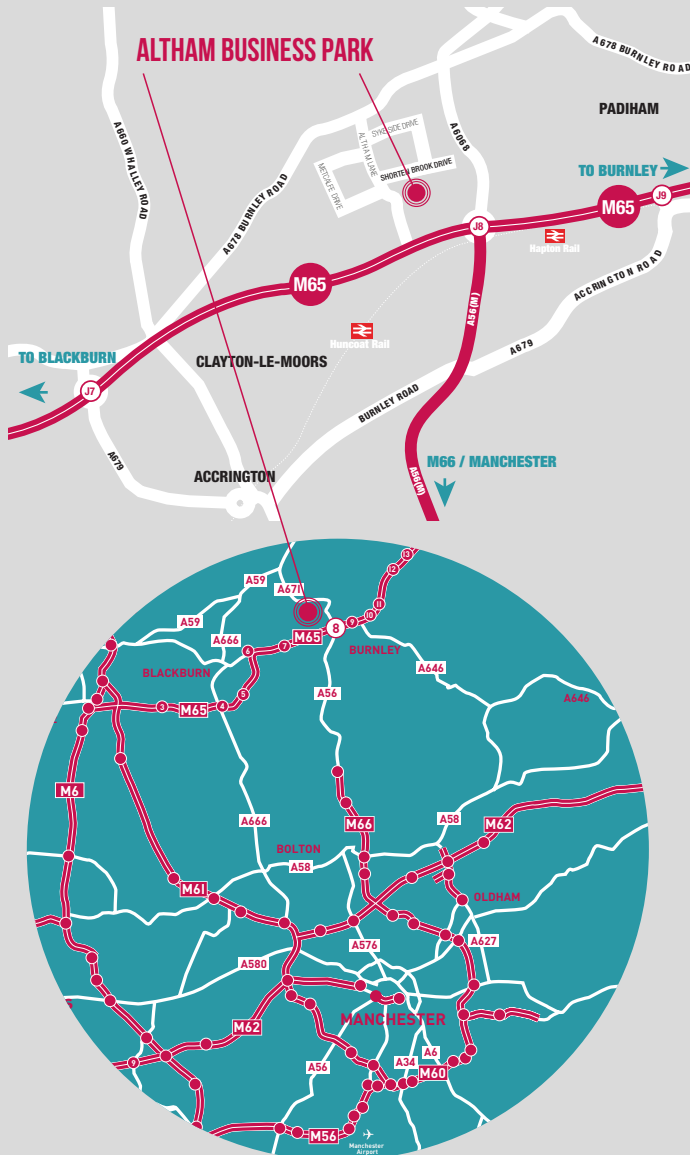


LOCATION

SITUATED WITHIN ALTHAM BUSINESS PARK, ONE OF THE PRIME INDUSTRIAL LOCATIONS ALONG THE M65 CORRIDOR.

Altham Business Park is approximately two miles from Junction 8 of the M65 which links with the M6 and M61 south of Preston and the M66 via the A56 Accrington bypass.

Existing occupiers within the business park include Simon Jersey, Senator and Andrew Industries.



DESCRIPTION

WAREHOUSE

- Detached steel portal frame warehouse
- Approximately 12 metre eaves
- 7 dock loading doors
- 3 drive in loading doors
- Solid concrete floor
- 6,200 4 way pallet locations based on current layout
- Heating via gas hot air blowers

OFFICES

- 3 storey office accommodation
- Mostly open plan offices with meeting rooms & boardroom
- Impressive reception area
- Personnel lift to all floors

EXTERNALS

- Separate car park to yard area
- Large secure concrete yard
- 233 car parking spaces
- The unit sits on a site of 7.08 acres



ACCOMMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
WAREHOUSE	87,890	8,165
GROUND FLOOR OFFICES	12,605	1,171
FIRST FLOOR OFFICES	12,605	1,171
SECOND FLOOR OFFICES	12,110	1,125
MEZZANINE	24,220	2,250
TOTAL (EXCL. MEZZANINE)	125,210	11,632
SITE AREA	7.08 Acres	2.86 Acres

RATING

The property has a rateable value of £390,000 from 1st April 2017 we are verbally informed by the Local Authority.

PRICE

Price on application.

SERVICES

All mains services are available.

PLANNING

It is the prospective purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

TENURE

Freehold we are informed.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT will be charged where applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.



VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

MIKE ROONEY

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