

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET (MAY SELL)



**SYKESIDE DRIVE
ALTHAM BUSINESS PARK
ALTHAM
ACCRINGTON
BB5 5YE**

- Modern industrial / warehouse premises
- Within a popular business park location
- 713 sq.m. (7,686 sq.ft.)
- Useful mezzanine with three private offices
- Close to Junction 9, M65

LOCATION

Situated within the popular Altham Business Park within close proximity to Junction 8 of the M65 motorway. Junction 8 also provides access to the A56 Accrington Bypass which connects with the M66 to the south of Rossendale.

DESCRIPTION

Single storey industrial / warehouse premises of steel portal framework construction clad to the elevations in insulated plastisol coated profile steel. In a protective wall to approximately 2.5m. Concrete floor. Internal eaves height of approximately 5.8m.

The property is one of two similar units within the development. Internally the property benefits from ground floor reception and office which is currently used as a canteen. Also within the ground floor are ladies and gents w.c.'s and further w.c.'s accessed from the workshop area.

Above the ground floor office area is a mezzanine on which there are three modern offices.

ACCOMMODATION

Ground Floor	714 sq.m.	7,686 sq.ft.
Mezzanine Inc Offices	94.95 sq.m.	1,022 sq.ft.
Total Gross Int Floor Area	808.95 sq.m.	8,708 sq.ft.

EXTERNALLY

To the front of the property is a tarmacadamed parking area with concrete forecourt for loading.

SERVICES

All mains services are available including three phase electricity. The warehouse is heated via gas fired overhead hot air blowers. It is the ingoing tenant's/purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's/purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The rateable value will be £40,000 we are verbally informed by the Local Authority.

PRICE

Upon Request.

RENTAL

£6.50 per square foot.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed subject to rent reviews at appropriate intervals.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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