

Accrington – Unit 2B Everest Works, Abraham Street BB5 0PG
Light Industrial Unit to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Accrington – Unit 2B Everest Works, Abraham Street BB5 0PG

Light Industrial Unit to Rent



Property Features:

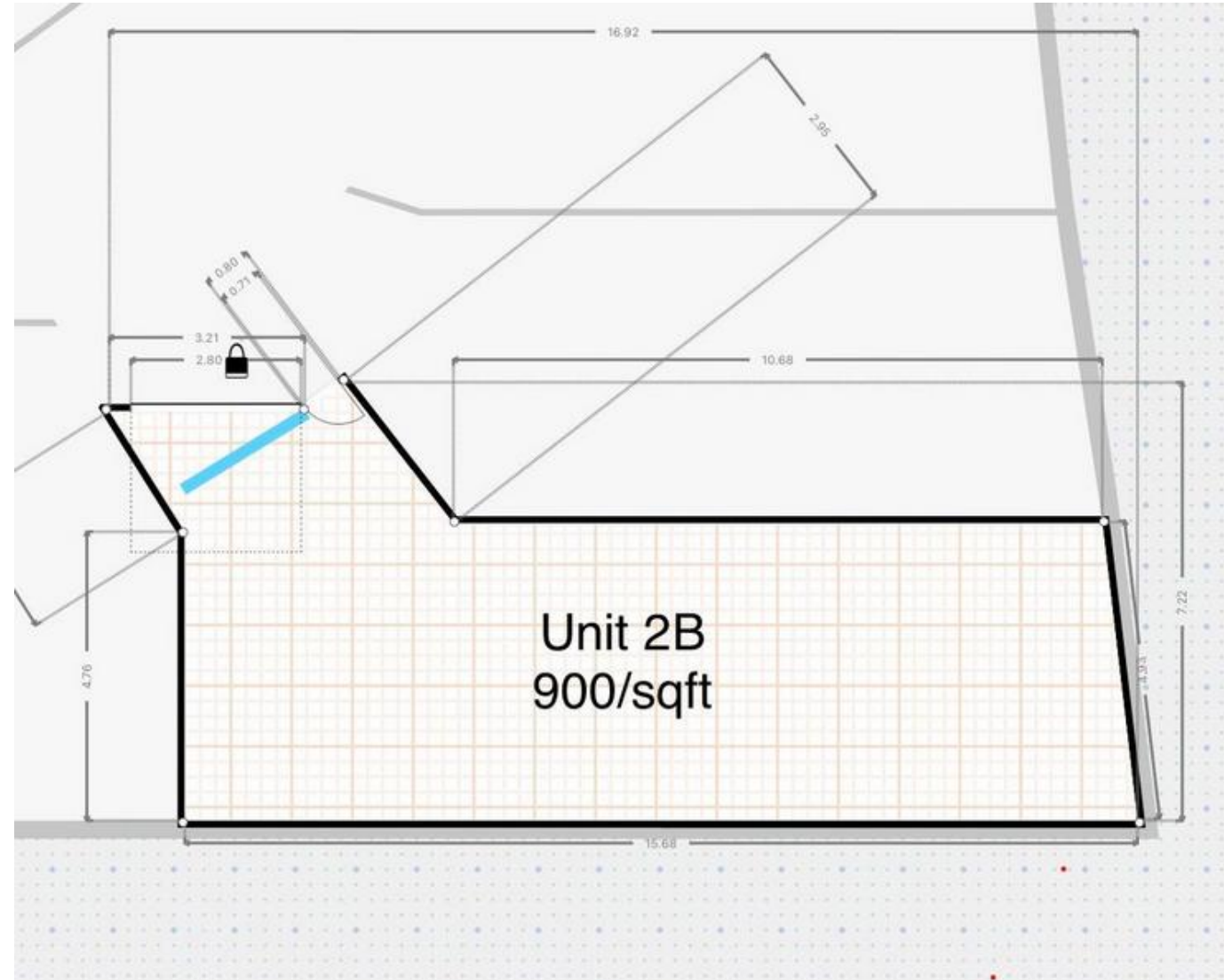
- Comprises ground floor light industrial unit
- Available on a new lease with flexible terms
- VAT is NOT applicable to this property
- Excellent access to major roads and highways, inc. M65, A56, and A679. The surrounding area is home to several major supermarkets, including a Tesco and Asda Superstores.
- Public transportation options are also readily available, with bus stops located just a short walk away on Victoria Street.

Property Description:

Comprises open plan warehouse unit with shared communal access and wc. The property is suitable for light industrial use, providing the following accommodation and dimensions:

Ground Floor: 83.6 sq m (900 sq ft)

Open plan storage unit



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Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £173.08 per week (PCM: £750)

Building Insurance: £11.54 per week (PCM: £50)

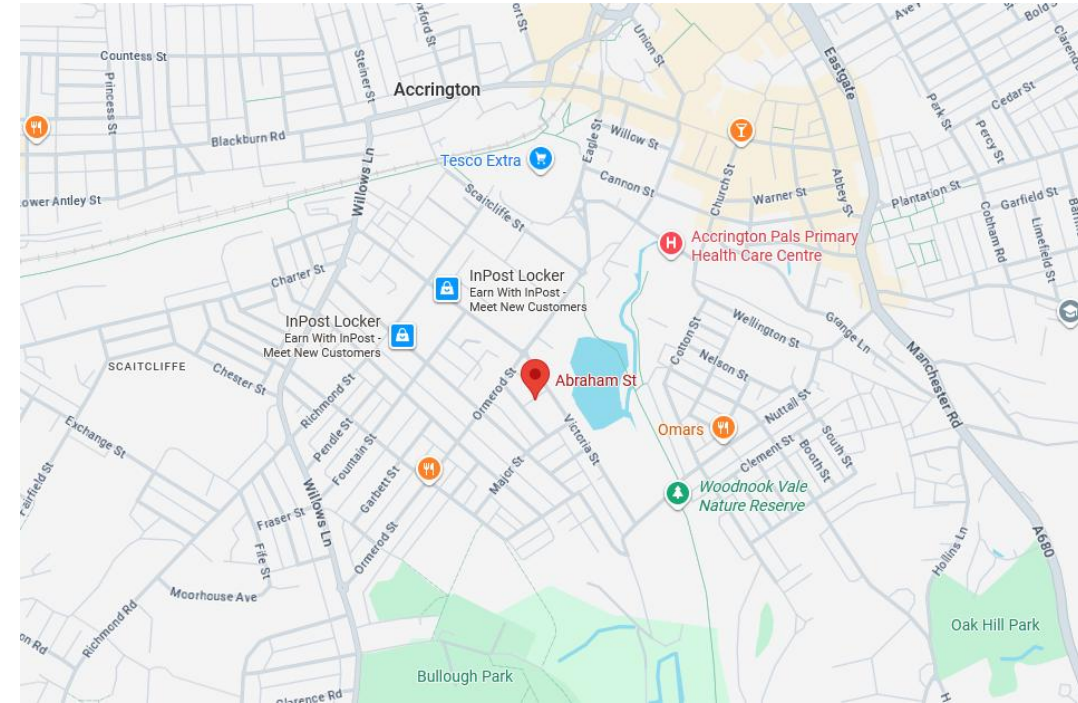
Deposit: £2,250 (3 Months)

Business Rates:

Small business rates relief applicable subject to terms.

Location:

The property is situated in the heart of Victoria Street, which is a prominent light industrial area in the region. The location provides excellent access to major roads and highways, including the M65, A56, and A679, allowing for easy transportation to nearby towns and cities. Public transportation options are also readily available, with bus stops located just a short walk away on Victoria Street. The Accrington railway station is also conveniently located within a mile of the property, providing direct links to nearby towns and cities such as Blackburn, Manchester, and Leeds. The surrounding area is home to several major supermarkets, including a Tesco Superstore and an Asda Superstore, providing businesses with easy access to essential amenities.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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