

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



UNIT 7 WALMSLEY COURT PETRE ROAD CLAYTON BUSINESS PARK ACCRINGTON BB5 5JQ

- Modern industrial warehouse/workshop premises.
- Gross floor area 4,550 sq. ft. plus mezz 1,600 sq. ft.
- Superb location adjoining Junction 7 M65 motorway.
- Designated loading facility and parking for 12 vehicles.

LOCATION

Walmsley Court is a modern courtyard development of industrial units in the popular Clayton Business Park. Petre Road is adjacent to Junction 7 of the M65 motorway. This provides excellent access to the M66, M60 and M6/M61 motorways. Centrally located within Hyndburn borough allowing for easy access to Blackburn, Burnley, Ribble Valley and Rossendale. Manchester city centre is approximately a 25 minutes' drive.

DESCRIPTION

Modern steel portal frame industrial warehouse unit. The unit has a feature glazed frontage and thereafter overclad in double skin insulated profile metal sheeting incorporating translucent roof panels. There is a front loading bay accessed through an electrically operated up and over insulated panel roller shutter door which measures 4.1m wide x 4.5m in height.

Internally, there is a spacious warehouse area with a minimum eaves height of 6 metres with an additional workshop facility along the side elevation which has a suspended ceiling and LED lighting. There are front offices, kitchen, and toilets. There is also a useful mezzanine with separate boardroom and/or training room. Heating is from wall mounted electric panel heaters.

ACCOMMODATION

The gross internal areas are as follows:

Ground Floor

Warehouse, workshop, reception office and toilets 4,550 sq. ft.

Mezzanine

Incorporating board/training room 1,600 sq. ft.

SERVICES

All mains services are available including a three phase electricity supply. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The 2026 rateable value is £24,250. For details on rate payments, enquiries should be made to Hyndburn Council on 01254 388111.

PLANNING

The warehouse has been utilised for light industrial purposes for a number of years. It is thought this is the permitted use but it will be the ingoing tenant's responsibility to verify their intended use is acceptable to Hyndburn Council Planning Department who may be contacted on 01254 388111.

LEASE

Immediately available by way of a new lease for a term of years to be agreed with the tenant occupying on a full repairing and insuring basis.

RENTAL

£40,000 PER ANNUM

SERVICE CHARGE

There is an estate service charge for Walmsley Court for the repair, maintenance and upkeep of the communal areas. Further details are available upon request.

VAT

We are advised VAT is applicable to the rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms a rating of D (95). A copy of the certificate is available upon request.

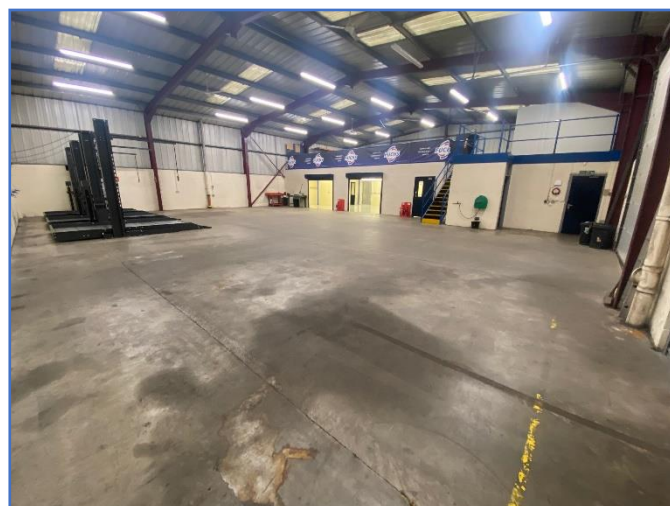
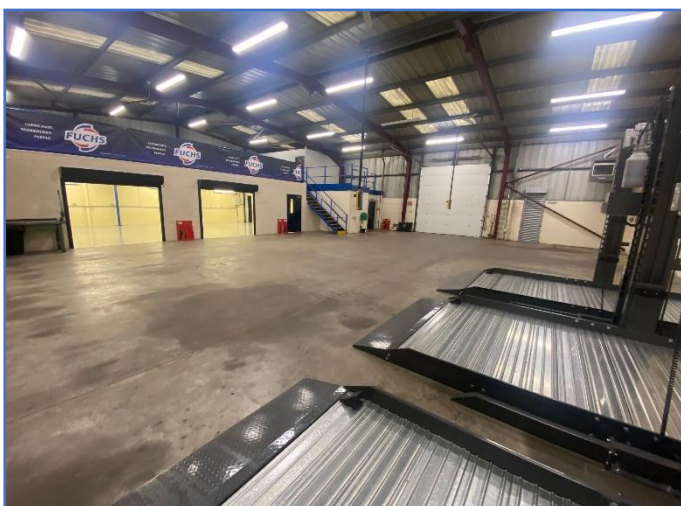
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2606.13760 Email jason@tdawson.co.uk**





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