

TO LET

TO LET - 1,697 sq.ft Good Quality Offices
1,697 Sq Ft



FIRST FLOOR OFFICES, B3 SYKESIDE DRIVE, ALTHAM INDUSTRIAL ESTATE, ACCRINGTON, LANCASHIRE, BB5 5YE

- Available on flexible terms.
- Offices to lease by way of sub let
- Dedicated parking
- Available immediately
- Excellent established business park



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Location

The property is situated on the popular Altham Business Park close to Junction 8 of the M65 motorway. Altham Business Park is an established commercial location with occupiers such as Simon Jersey, Coach House, and Senator International amongst many others.

Description

The property comprises a modern industrial/warehouse unit of steel portal frame construction, incorporating high-quality two-storey office accommodation with meeting rooms and breakout areas.

The available office space occupies the entire first floor and is accessed via a shared reception, with secure fob-controlled entry into the suite. The office benefits from full-height, double-glazed aluminium-framed windows, providing excellent natural light and attractive views over the car park. Additional features include LED lighting and CAT 5 cabling throughout.

The layout offers predominantly open-plan office space, complemented by dedicated kitchen facilities, WCs, and separate meeting rooms.

Externally, the property benefits from a large yard area secured by palisade fencing. There are up to 8 allocated parking spaces, with additional on-street parking available immediately outside.

Accommodation

We have calculated the net internal area of the premises to be as follows :

First Floor Office - 1,697 sq.ft / 157.65 sq. m.

Lease Terms

Available by way a new sub lease up to maximum of December 2028

Rating

Available on request.

Legal Costs

Each party responsible for their own legal costs.

Services

All mains services are connected. The cost of utilities will be charged at £2 per sq. ft. - Further details available on request.

Availability

Available immediately

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£14,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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