

PROPERTY PARTICULARS

INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



12A METCALF DRIVE ALTHAM INDUSTRIAL ESTATE ALTHAM ACCRINGTON BB5 5TU

- Excellent modern detached manufacturing/warehouse unit with integral offices.
- Within one mile of J8/M65.
- 24,057 Sq. Ft. (2,235 Sq. M.) on a site of 1.25 acres.

LOCATION

Situated on the popular Altham Industrial Estate where adjoining occupiers include RLC (UK) Limited, Senator International and Coach House. The Business Park lies two miles north-east of Accrington Town Centre and is one mile from Junction 8 of the M65 motorway, which connects directly with the national motorway network.

DESCRIPTION

Detached manufacturing/warehouse unit of steel portal frame construction erected in three parallel bays, clad to the elevations in full height plasticol coated steel cladding and feature brickwork to the front elevation of the office and adjacent to the main loading doors.

Internally there is a blockwork protective leaf to 8 feet, sealed concrete floor and an internal eaves height of 5.9 metres. The unit has the benefit of two 3.2 tonne cranes and LED lighting, and loading is via four electrically operated loading doors, three drive in and one tailgate.

An integral two-storey office block has a full height entrance reception with general office, private office, stores, kitchen and toilet at ground floor, and open plan accommodation with two cellular offices at first floor.

To the rear of the main office block is a small extension providing a store room and works toilets at ground floor, with canteen/mess room and office at first floor.

ACCOMMODATION

The gross internal areas are as follows:

Ground floor	2,011.4 sq. m.	21,650 sq. ft.
First floor	223.6 sq. m.	2,407 sq. ft.
Total	2,235 sq. m.	24,057 sq. ft

EXTERNALLY

The site is outlined in red on the attached Ordnance Survey extract and extends to approximately 1.25 acres with a substantial frontage to Metcalf Drive.

To the front of the building is a surfaced car park area and enclosed service yard with adjacent tarmac surfaced and fenced compound.

SERVICES

Gas, water, drainage, single and three phase electricity are connected to the building. Heating to the offices is via a gas hot water central heating system. However, It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

RATING

The property is currently listed as having a rateable value of £113,000 (2023 Rating List).

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Hyndburn Borough Council, who can be contacted on 01254 388111.

LEASE

A full repairing and insuring lease for a term of years to be agreed incorporating upwards only rent reviews.

RENTAL

£145,000 PER ANNUM

VAT

VAT will be charged on the rental at the current prevailing rate.

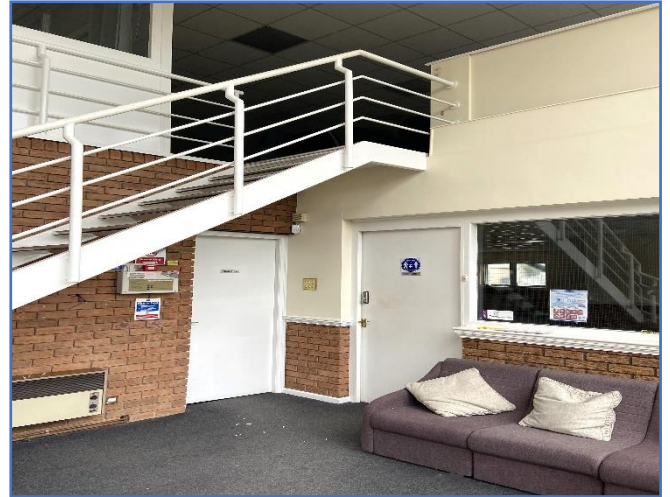
ENERGY PERFORMANCE CERTIFICATE

EPC rating C(72). A copy of the certificate is available upon request.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2510.13652 Email caroline@tdawson.co.uk**





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