

PROPERTY PARTICULARS

MULTI-USE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



UNIT C, FALCON COURT PETRE ROAD CLAYTON BUSINESS PARK ACCRINGTON BB5 5JB

- Hybrid business unit combining light industrial with high spec offices and staff amenity.
- Ideal for health care/laboratory businesses.
- Adjacent to J7, M65 motorway.
- Gross floor area 3,200 Sq. Ft. (297 Sq. M.).
- Parking for 10 vehicles.

LOCATION

Fronting Petre Road within the heart of the prestigious and established Clayton Business Park just off Junction 7 of the M65. This is a central position for links to the M6/M61 and M66/M60. Situated in the borough of Hyndburn, with the neighbouring boroughs of Blackburn, Burnley, Rossendale, Ribble Valley and thereafter the Manchester conurbation. Businesses close by include Cardboard Box Company, East Lancs Chamber of Commerce, Clayton Park Bakery and CED Fabrications.

DESCRIPTION

Well-presented two-storey business unit of brick construction under a pitched roof with feature glazing. The premises are suitable for a variety of businesses including light industrial, high-tech and medical. The accommodation comprises ground floor entrance reception with fitted staff kitchen, WCs and an open plan working area with metal roller shutter loading provision.

On the first floor there are high specification offices with some modern partitioning to provide a private office and separate board/meeting room. Suspended ceilings with LED lighting and gas central heating.

ACCOMMODATION

Ground Floor

Entrance reception, workshop, staff kitchen and WCs 1,600 sq. ft.

First Floor

Open-plan office, private office and boardroom 1,600 sq. ft.

TOTAL **3,200 sq. ft.**

EXTERNALLY

Within the landscaped grounds there is designated parking for ten vehicles.

SERVICES

All mains services are available including three phase electricity. 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 Rateable Value effective from 1 April 2026 is £22,500. Details on rate payments are available from Hyndburn Borough Council on 01254 388111.

LEASE

Available by way of assignment of the existing lease which expires on 1 May 2027.

Consideration may be given to the surrender of the existing lease and the re-granting of a lease to a new occupier. Further details upon request.

RENTAL

£24,000 PER ANNUM

VAT

VAT is applicable to the rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made 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 JBR YM 2601.13714 Email jason@tdawson.co.uk





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