



New Build Industrial Estate Within Established Business Park

FOR SALE

**ALTHAM BUSINESS PARK
METCALF DRIVE
ACCRINGTON
LANCASHIRE
BB5 5TU**

762 Sq Ft (70.79 Sq M)

- High specification new build industrial units due for completion in the final quarter of 2021.
- Prominent location on the well established Altham Business Park.
- Excellent transport links with junction 8 of the M65 motorway within a short drive.
- Ideal for a SIPP or SASS Pension fund investment.

Location

The development is situated on Metcalf Drive on the popular and established Altham Business Park.

Offering excellent transport links, Altham Business Park is located off the A678 within a short distance from junction 8 of the M65 and within a 30 minute drive from Preston, Manchester and Skipton.

Other occupants in the immediate vicinity include the Senator Group, Fort Vale Engineering and Coach House Antiques.

Description

A brand new courtyard development comprising a series of industrial units divided into three blocks.

The units will be fully open plan internally with an eaves height of 6m, electric sectional loading doors, three phase electricity and a good level of natural light.

The units will be of portal frame construction and will be finished in a mixture of grey cladding, with powder coated aluminium windows and doors with brickwork to 2.5 metres.

Externally the units will have a shared yard providing on site car parking and loading facilities suitable for heavy goods vehicles.

Accommodation

762 sq.ft (70.79 sq.m)

Tenure

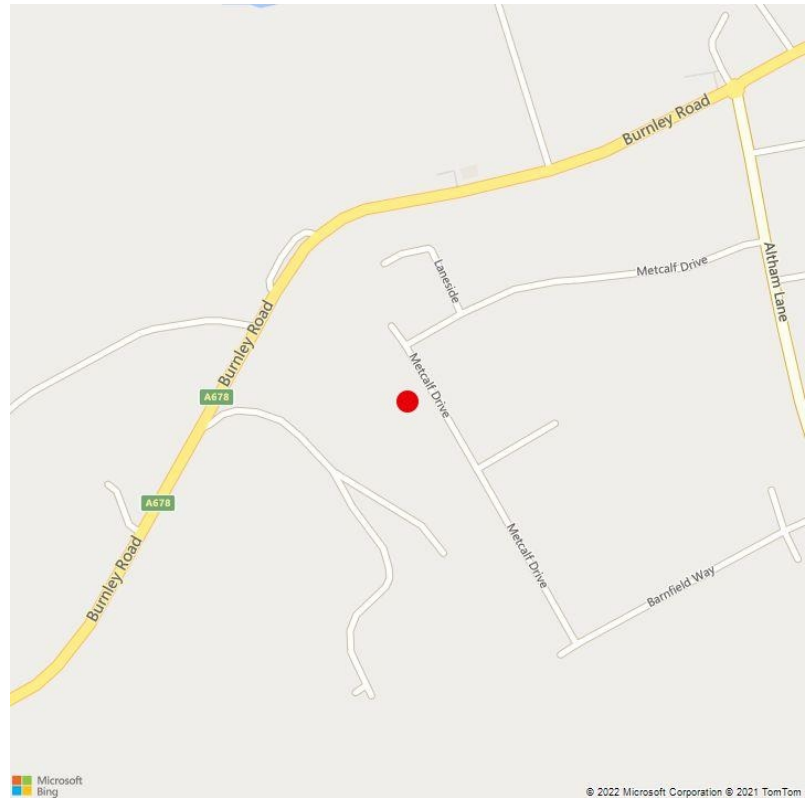
The units will be sold on a Leasehold basis for a term of 999 years. There will also be a service charge of approx. £250 p.a

Services

The units are to be finished to a shell specification with three phase electricity, mains and water.

Services Responsibility

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£125,000 (one hundred and twenty-five thousand pounds) plus VAT

Business Rates

To be assessed. It is likely that the Purchaser will benefit from Small Business Rates Relief however it is recommended that the Purchaser makes their own enquiries with Hyndburn Borough Council to confirm.

Tenure

The units will be sold on a Leasehold basis for a term of 999 years. There will also be a service charge of approx. £250 p.a

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.