



Range Of Refurbished Industrial Units With Excellent Loading Facilities.

TO LET

**TEMLON INDUSTRIAL ESTATE.
EXCHANGE STREET
UNIT 7
CHESTER STREET
ACCRINGTON
BB5 0SD**

739 Sq Ft (68.65 Sq M)

- Suitable for a variety of manufacturing and storage and distribution uses.
- Brand new electronic roller shutter doors.
- Newly renovated industrial units with excellent loading facilities.
- Three phase electricity supply.

Location

Temlon industrial Estate is located at the corner of Exchange Street and Fairfield Street, which is within a short distance drive from Accrington town centre. The property is conveniently located within a five minutes drive from Junction 7 of the M65 motorway.

Description

Accessed off Exchange Street are 8 self contained industrial units of steel frame construction beneath a corrugated pitched roof with translucent roof panels. Internally each unit comprises an open plan warehouse with WC facilities. The accommodation has the benefit of excellent eaves height, brand new electronic roller shutter doors and three phase electricity.

Externally these units are accessed by a secure yard, which offers good loading facilities with parking available to the front of each unit.

Accessed off Fairfield Street are a series of ground floor units, ideally suited for workshop or mechanical use. Each of the Fairfield Street units have the benefit of newly installed electric roller shutter doors, lighting and three phase electricity supply.

Accommodation

Unit 3 Fairfield 126 sq.m 1356 sq.ft

Unit 2 Fairfield 252 sq.m 2712 sq.ft

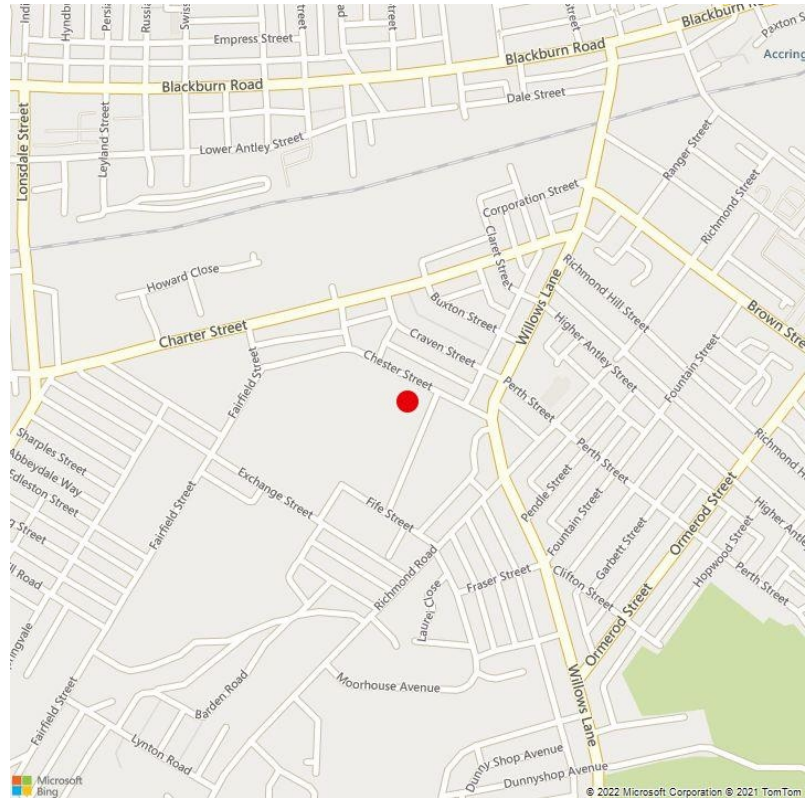
Yard 3,500 sq.m 37,674 sq.ft

Services

The accommodation has the benefit of mains electricity and water.

Services Responsibility

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

Price

Unit 3 Fairfield £700 pcm

Unit 2 Fairfield £900 pcm

Yard £900 pcm

Business Rates

To be assessed.

Terms

Each unit will be available by way of a new full repairing and insuring lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

A £200 contribution towards the Landlord's preparation of the lease documentation will be required.

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.