



Freehold Industrial Investment Opportunity

FOR SALE

**UNIT 1-1A
PROFILE PARK
JUNCTION STREET
COLNE
LANCASHIRE
BB9 8AH**

34,442 Sq Ft (3,199.66 Sq M)

- Prime manufacturing facility available by way of a sale and leaseback.
- Well established occupier ready to enter into new 10 year lease with 5 year rent review upon completion of sale.
- Two adjoining manufacturing units with high specification offices, yardage and allocated parking.
- Well positioned within an established industrial estate close to junction 14 of the M65 motorway.
- 234 kW solar panel system installed providing significant savings in electricity consumption.

Location

Profile park is situated within the established Whitewalls Industrial Estate complex between Colne and Nelson in the Borough of Pendle. Located off Junction Street, the site is conveniently located within a short drive from Junction 14 of the M65 motorway.

The property is positioned closely to a number of established occupiers including Boundary Mill Stores, Asda, Next, Tool Station and Pure Gym.

Description

A substantial manufacturing facility comprising two interconnected units. Unit 1 is of steel portal frame construction beneath a pitched steel truss roof with asbestos sheet covering and profile sheet cladding to the external walls.

Internally Unit 1 comprises a fully open plan warehouse with solid concrete flooring and a canopied loading area with a concreted yard, accessed just off Junction Street. The unit benefits from three electrically operated roller shutter doors and has an internal eaves height of approximately 6.1m

Unit 1a comprises an adjoining, modern manufacturing facility of steel portal framed construction beneath a pitched, insulated profile sheet clad roof with translucent roof lights. Internally, the accommodation comprises a large production area together with a modern, two storey office block comprising a reception, 4 private offices, a canteen and WC facilities.

The first floor comprises a further 6 offices, a kitchenette and male / female WC's. The office accommodation is fitted to a high specification, with LED lighting, dual air conditioning heating and perimeter trunking.

Externally, there is a concreted yard providing goods loading to both units and an additional allocated parking area.

Accommodation

Unit 1
Production area 1,582.34 sq.m 17,033 sq.ft

Unit 1 a
Ground Floor
Manufacturing area, 4 offices, reception, WC's and canteen.
1,519.9 sq.m 16,369 sq.ft
First Floor
6 private office, board room, kitchenette male and female
WC's 97.4 sq.m 1,048 sq.ft

GIA 3,199.64 sq.m 34,442 sq.ft



Price

£1.95 million plus VAT

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £91,000 per annum (2023/24).

Services

We are advised that all mains services are available.

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.

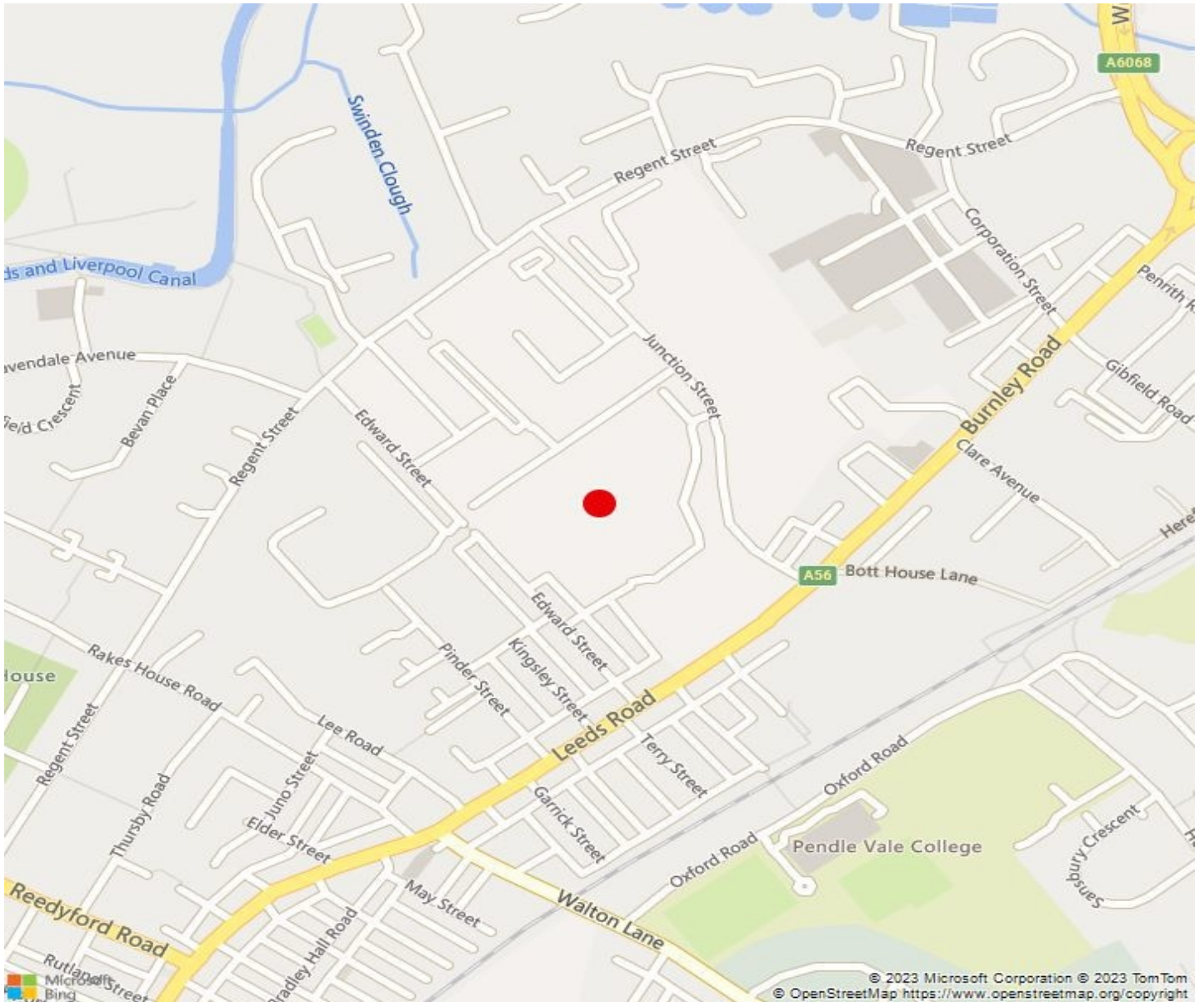
Terms

Upon completion of the sale, the current occupiers are to enter a lease-back on the following terms:

- 10 Year Full Repairing and Insuring lease subject to a Schedule of Condition.
- Rental of £150,000 per annum exclusive of VAT.
- Open market rent review at the fifth anniversary.
- Tenant break clause at the fifth anniversary.

Further occupier details are available upon request.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

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

EPC

An Energy Performance
Certificate is available upon
request.

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.

