

# Junction 7 Business Park, Accrington, BB5 5JW









# TO LET

Use - Industrial

Size - 28,000 - 88,000 Sq ft

Rent - On application

- Single Storey Industrial/Warehouses
- Rentals on application
- Excellent motorway accesss
- Flexible lease terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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#### Location

The premises are located within 0.25 mile of Junction 7 of the M65 motorway, which links the East Lancashire towns of Blackburn, Accrington and Burnley, to the M6/ M62.

### Description

Junction 7 Business Park is a self-contained multi let business park with 24 hour gated security extending in total to approximately 750,000 sq.ft.

Constructed in the 1930's, the business park comprises 5 large rectangular detached buildings, brick built with steel roof truss construction.

Internally the units comprise solid concrete floor, painted brick walls and internal minimum headroom of 18ft.

Ample parking/loading is available for all units.

#### Accommodation

Unit A	60,000 Sq. ft
Unit B	28,000 Sq. ft

<sup>\*</sup> Units can be combined to suit requirements.

#### Rental

On application

#### Lease Terms

The premises are available to let on flexible lease terms ( subject to a minimum 3 year term) with the tenant to occupy on effective full repairing and insuring terms and responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

#### Rating

Available on request.

### **Legal Costs**

Each party responsible for their own legal costs involved in the transaction

#### Services

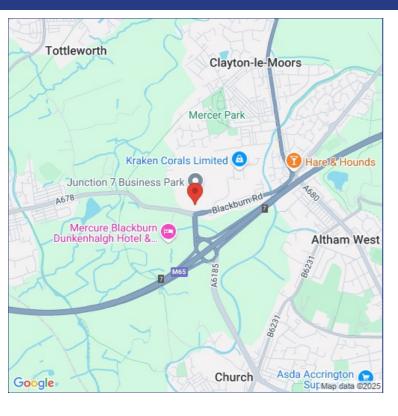
All mains services are connected to the property.

#### Viewing

Strictly through sole agents Taylor Weaver James Taylor Director 01254 699030



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