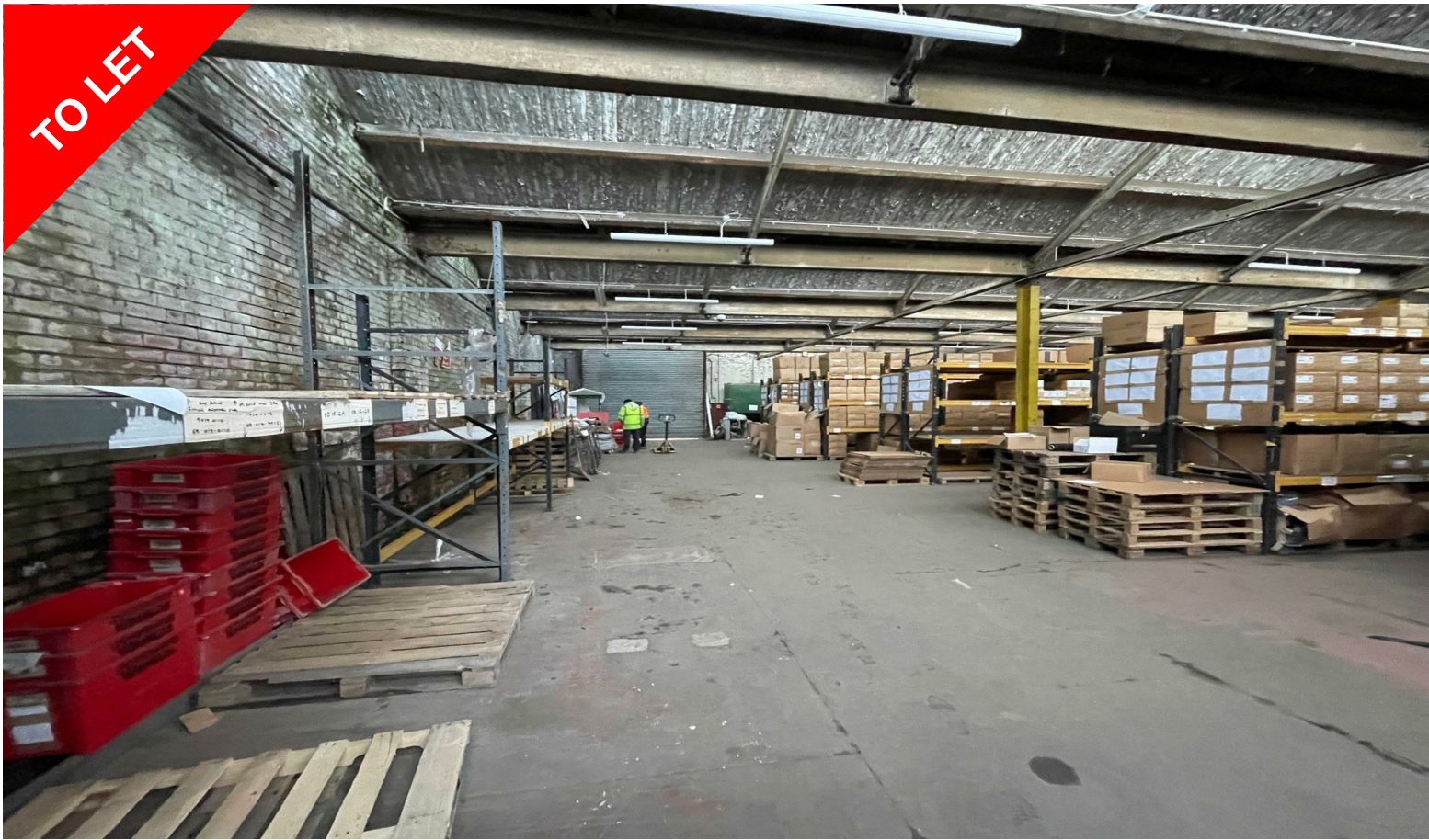


Unit 2, Turkey Red Industrial Estate, Manchester Road, Accrington, BB5 2SZ

**TO LET**



## TO LET

Use - Industrial

Size - 8,688 Sq ft

Rent - £20,000 per annum.

- COMPETITIVELY PRICED WAREHOUSE/WORKSHOP UNIT
- Close to Rising Bridge roundabout on the A56
- Established industrial location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 2, Turkey Red Industrial Estate, Manchester Road, Accrington, BB5 2SZ

### Location

The property is situated on the Turkey Red Industrial Estate which is accessed off Manchester Road (A680) one of the main arterial routes from Accrington into Rossendale.

The property is accessed from a private road and is approximately 0.7 of a mile from the Rising Bridge roundabout which connects to the M65 motorway to the North and the M62/M60 motorways to the South.

Properties in the area include a Shell petrol station, McDonalds and a Starbucks coffee establishment.

### Description

A predominantly single storey property of brick construction beneath a traditional north light roof.

It is accessed via a large roller shutter door to the front elevation from the shared yard area.

To the front of the property is a staff amenity area incorporating a kitchen and W.C's.

### Accommodation

We have calculated the gross internal area to be 8,688 sq. ft broken down as follows:

Ground Floor	Office	180 sq.ft
	Kitchen/WC	156 sq.ft
	Wokshop (88'02 x 94'08)	8,352 sq.ft
TOTAL		8,688 sq.ft

### Rental

£20,000 per annum.

### Lease Terms

The property is available by way of a new FRI lease for a term of years to be agreed, incorporating regular rent reviews at appropriate intervals.

### Rating

We understand the property has a ratable value of £12,500. Further details on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable.

### Services

It is understood that all mains services are available to the property with the exception of gas. It is the ingoing tenants responsibility to verify that all services are suitable for their requirements.

### EPC

An EPC has been commissioned and is available on request.

### Planning

It is the tenants responsibility to verify that their intended use is acceptable to the local planning authority.

### AML

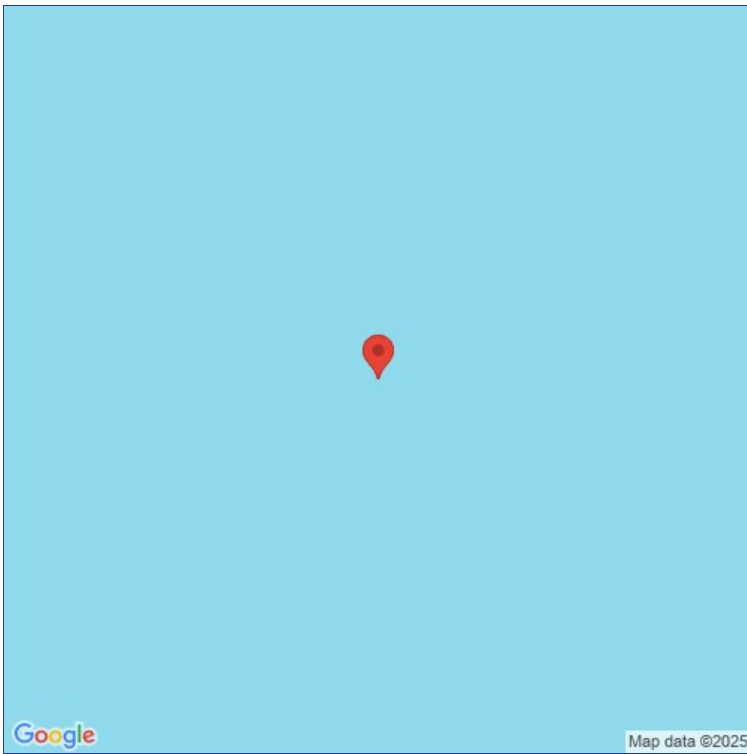
Please note we are now required to carry out customer due-diligence on all tenants once an offer is accepted whereby we are required to obtain proof of identity and address of the prospective occupier

On receipt of the information we will undertake an anti money laundering check via Smart Search.

### Viewing

Strictly via agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

Unit 2, Turkey Red Industrial Estate, Manchester Road, Accrington, BB5 2SZ



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.