

East Side Works, Albion Street/Fort Street, Accrington, BB5 1QW

**FOR SALE**



# FOR SALE

Use - Industrial

Size - 14,557 Sq ft

Price - Offers in excess of £675,000 are sought.

- Detached Workshop Premises with Offices
- Excellent location with good access to junction 7 of the M65 motorway
- Established commercial area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## East Side Works, Albion Street/Fort Street, Accrington, BB5 1QW

### Location

The property is situated on the edge of Accrington town centre but within 1.5 miles of junction 7 of the M65 motorway.

This is an established industrial area but within walking distance of the town centre's facilities including market hall, shops and leisure facilities.

### Description

The property comprises a detached workshop premises with offices extending to 14,557 sq.ft.

The original building is of 2 storey stone built construction under a pitched slate roof with a more modern single storey extension added, benefitting from loading access of Fort Street.

The workshop is of single storey steel framed construction with clad brick/blockwalls, under a mono pitched steel profile roof incorporating clear panels.

It has the working height of 9ft 2", 3 roller shutter doors (roller shutter door 1 - 11ft 9" x 10ft 7", roller shutter 2 - 9ft 6" x 9ft , roller shutter 3 - 10ft 10" x 7ft 10") with solid concrete split level floor and lighting. There are ancillary w.c and amenity facilities within this section.

In addition, the workshop area provides a training room, stores, parts and a mezzanine office.

The offices have the benefit of LED lighting, gas central heating, w.c and kitchen facilities. It provides mainly open plan accommodation with several private offices and a boardroom.

### Accommodation

Ground Floor	Workshop/Parts	11,869 sq. ft
Mezzanine	Office	291 sq. ft
First Floor	Offices	2,316 sq. ft
Total		14,557 sq. ft

### Price

Offers in excess of £675,000 are sought.

### Tenure

Understood to be freehold/long leasehold.

### Rating

The ratable value of the property is £24,000 with rates payable expected to be in the region of £12,000

### EPC

An EPC is available on request.

### VAT

VAT is applicable to figures quoted in these particulars.

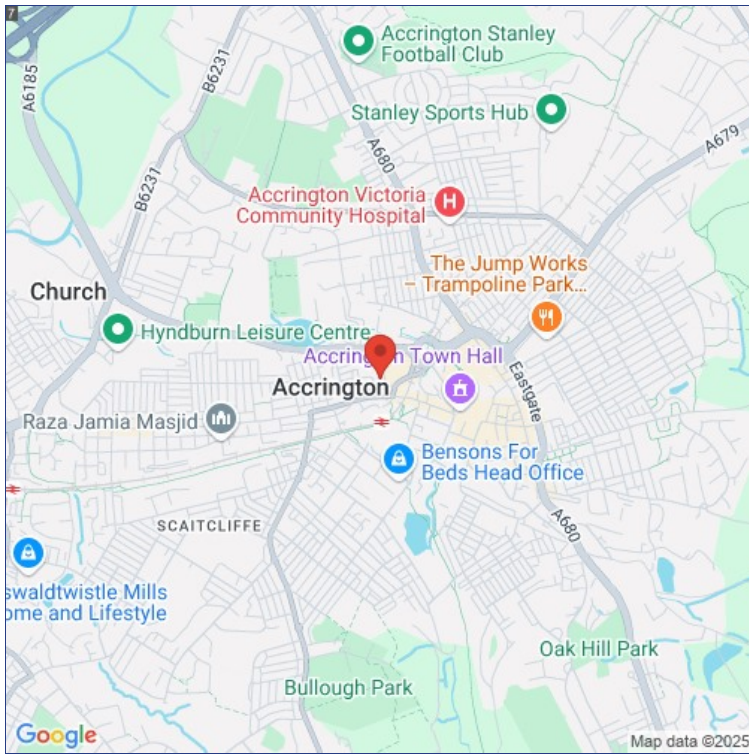
### Services

All mains services are available to the property including a three phase power supply and gas.

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

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