

Unit 2 & 4, Calder Court, Sykeside Drive, Altham, BB5 5YB

**TO LET**



## TO LET

Use - Industrial

Size - 11,948 Sq ft

Rent - £95,000 per annum plus vat

- TO LET - 11,948 sq.ft (1,110 sq.m)
- Modern Industrial/Warehouse Unit with Offices
- Excellent established business park
- Good access to Junction 8 of the M65 motorway
- Large private yard / parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Unit 2 & 4, Calder Court, Sykeside Drive, Altham, BB5 5YB

### Location

The property is situated on the popular Altham Business Park close to Junction 8 of the M65 motorway. Altham Business Park is an established commercial location with occupiers such as Simon Jersey, Coach House, and Senator International amongst many others.

With strong transport links, a skilled local workforce, and a well-serviced industrial infrastructure, Altham Industrial Estate is an ideal choice for businesses looking to establish or expand their operations in the North West.

### Description

The property is a modern industrial/warehouse unit of steel portal frame construction, featuring two-storey offices all finished to a high standard. The property was constructed as two individual properties but these have been combined internally to create one building.

Internally, the warehouse has concrete block walls to a height of approximately 2.4m and a minimum eaves height of 5.5m. It is well-equipped with LED lighting and gas-fired hot air heaters to ensure a well-lit and temperature-controlled environment.

The office accommodation benefits from full-height double-glazed aluminium-framed windows, providing excellent natural light and views over the forecourt. The layout includes a reception area and office space on the ground floor, along with WC facilities. The first floor features an open-plan office, offering a flexible working environment.

Externally, the unit boasts a large yard with ample parking, providing convenient access and maneuverability.

### Accommodation

We have calculated the gross internal area of the premises to be as follows :

Warehouse Workshop	8,590 sq.ft	
Ground Floor Office & Amenity	1,636 sq.ft	
First Floor Office	1,722 sq.ft	
	11,948 sq.ft	

### Rental

£95,000 per annum plus vat

### Lease Terms

The property is available by way of a new full repairing lease for a term of years to be agreed, subject to a minimum of five years.

### Service Charge

A service charge is levied on occupiers within the development. The service charge is 70p per sq. ft subject to annual review and reconciliation.

### Rating

We understand from the Valuation Office Rating List, as published online the unit has a rateable value of £57,000 and rates payable for 2025/26 is approximately £31,122 per annum.

### Legal Costs

The incoming tenant to be responsible for the landlord's reasonable legal costs involved in the transaction, including any VAT.

### Services

All mains services are available, including 3 phase power electricity. The offices are heated by gas fired heating systems and the warehouse by gas warm air blower.

### Insurance

The landlord will insure the building and charge the premium to the tenant on a pro rata basis. The insurance is charged at 35p per sq.ft

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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