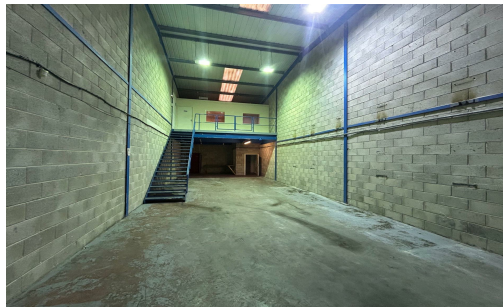


Unit 16, Three Point Business Park, Haslingden, BB4 5EH

**TO LET**



## TO LET

Use - Industrial

Size - 1,600 Sq ft

Rent - £18,000 per annum plus VAT.

- TO LET - 1,600 sq. ft. Industrial unit
- Highly accessible location
- No business rates (subject to certain conditions)
- Secure court yard setting
- Excellent parking and loading



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Unit 16, Three Point Business Park, Haslingden, BB4 5EH

### Location

Situated in a highly accessible location opposite the successful Carrs Industrial Estate just off the A56 Haslingden Bypass. Occupiers include Howden Joinery, Switch to Switch and Wolseley Centres Ltd.

The A56 links with the M66/M60 to the south and the M65 to the north, enabling easy access to the national motorway network.

### Description

A series of modern industrial/trade counter units, of steel portal frame construction with uninterrupted manufacturing/warehouse space.

Externally the units are clad with profile PVC coated metal sheeting, and loading is via a 4.5 metre high loading door.

The property benefits from excellent parking and loading facilities, and quality features include:

- mezzanine storage
- double glazed aluminium windows
- minimum eaves height 6 metres
- three-phase power
- security provision
- secure courtyard setting

### Accommodation

	Ground floor	Mezzanine	Total size	Rent
Unit 16	1,204 sq. ft	396 sq. ft	1,600 sq. ft	£18,000 pa + VAT

### Tenure

Leasehold

### Rental

£18,000 per annum plus VAT.

### Lease Terms

The units are available to lease on flexible tenancy agreements, which are specifically designed to assist the small business user.

The tenancy agreement provides for:

- initial three-year term
- tenant responsible for all business and water rates and other outgoings
- no solicitors required.

### Service Charge

A service charge and building insurance will be levied in respect of the upkeep and management of the common areas of the estate. The cost of this is for 24/25 is 0.95 p per sq. ft.

### Rating

Available on Request

### Services

All mains services are available, including three-phase power.

It will be the ingoing tenant's responsibility to supply their own heating to the premises.

### EPC

EPCs are available for the individual units

### Planning

Any uses within Classes B1, B2 and B8 of the Town & Country Planning (Use Classes) Order 1987 will be permitted.

It is however the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Viewing

STRICTLY THROUGH AGENTS

Taylor Weaver

James Taylor

01254 699030

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