

Unit 8 Three Point Business Park, Haslingden, BB4 5EH

**TO LET**



**TO LET**

Use - Industrial

Size - 1,400 Sq ft

- TO LET - 1,400 sq.ft Industrial
- Highly accessible location
- Secure courtyard setting
- Excellent Parking and Loading
- Flexible lease terms



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 8 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 / Office	Total	Rental per month
Unit 16	1,016 sq. ft.	384 sq. ft.	1,400 sq. ft.	£1,285 + VAT

### Tenure

Leasehold

### 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 0.85 p per sq. ft.

### Rating

The property has a rateable value of £12,500. The means that rates payable for 25/26 will be in the region of £1,040 per annum. Further details available on request.

### Legal Costs

Each party to be responsible for their own legal costs

### 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

Unit 8 Three Point Business Park, Haslingden, BB4 5EH



[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.