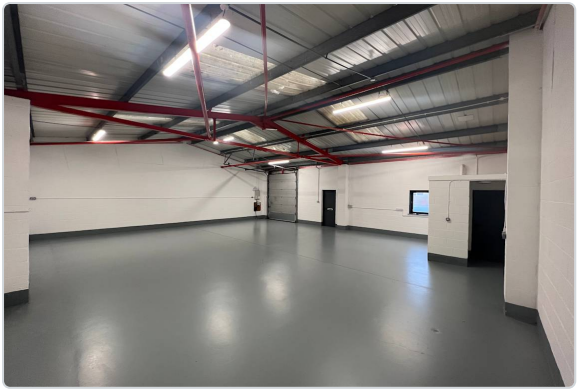
Hampton Heath

Station Road, Malpas, SY14 8LU

Warehouse | 495 - 4,994 ft²

- Three-phase power
- On-site parking
- 24-hour access
- Roller shutter door







Description

Hampton Heath Business Park offers ten workshop units designed to meet the needs of small businesses.

The units are of steel portal frame design with part blockwork, part steel clad elevations and a steel-clad roof. Each unit benefits from up-and-over roller shutter doors, mains gas and three-phase electricity. Externally, the business park offers car parking and yard space.

"Photos are indicative"

Location

The estate is located just off the A666 that links Darwen to the North and Bolton to the South. Junction 4 of the M65 motorway is 2.7 miles away and roughly a 7 minute drive. The M65 motorway links to the M61, M66 and M6 motorways.

Further information

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Prices are valid for 2026

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	Reduced Rent (£)	EPC
Unit 1	Warehouse	495	Under offer	630	289	C
Unit 7	Warehouse	1,001	Immediately	1,000	668	B
Unit 10	Warehouse	1,496	Immediately	1,495	935	B
Unit 5	Warehouse	1,001	Immediately	1,845	1,001	C
Unit 6	Warehouse	1,001	Immediately	1,845	1,001	C
Total		4,994				

Terms and Conditions: Reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms available on request

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