Venture Court

Accrington, BB5 5WH

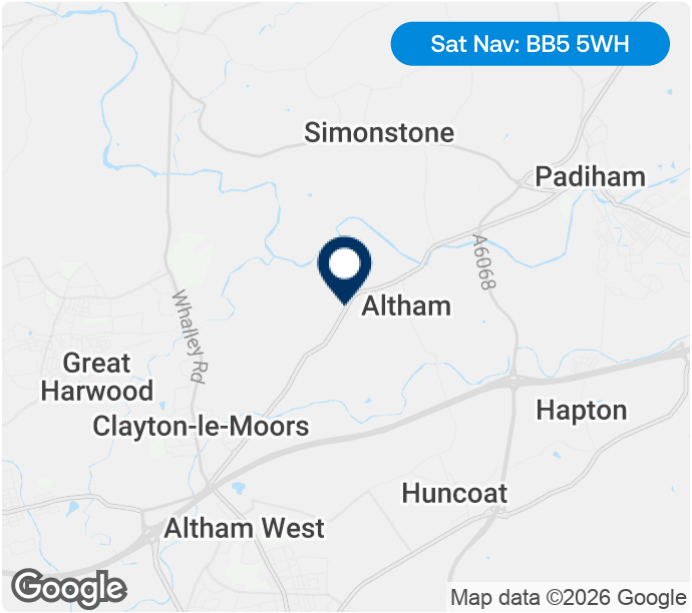
Warehouse | 5,008 - 20,165 ft²

- LED lighting
- Three-phase power
- Office space
- Vehicle access
- Communal yard
- Steel portal frame



Location & Connections

The units are conveniently located just off Metcalf Drive, on the popular Altham Industrial Estate, offering easy access to Junction 8 of the M65 motorway, which lies approximately 1.5 miles from the premises. Altham Business Park is a modern industrial estate with major occupiers including Coach House Antiques, RLC Callender and The Senator Group.









Description

The property comprises a series of modern, terraced industrial units constructed with a steel portal frame with insulated profile steel cladding to both walls and roof, incorporating double skin translucent roof panels. Internally the premises benefit from solid concrete floors, painted blockwork walls, LED lighting, minimum eaves height of 6.05m and electrically operated sectional up and over roller shutter doors.

On the ground floor there are amenity facilities together with an office and the first floor provides additional office accommodation. Externally, to the front of the units there is substantial parking for vehicles and to the rear is a large shared central loading/yard area.

A Service Charge will be payable in relation to the maintaining the common parts of the development and Business Rates to be assessed.

Units are available from 5,008 – 20,165 sq ft. - Contact the letting agent for further details.

Further information

EPC
Unit 1-4: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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

Sam Gratton
Mileway
northwest@mileway.com
01925 358160

Danny Pinkus
Robert Pinkus & Co
danny@pinkus.co.uk
07971 200015

Jonathan Williams
Savills
jonathan.williams@savills.com
07870183405

James Taylor
Taylor Weaver
james@taylorweaver.co.uk
07837453157

This document (together with any attachments, appendices, and related materials, the "Materials") is provided on a confidential basis for informational due diligence purposes only and is not, and may not be relied on in any manner as legal, tax, investment, accounting or other advice or as an offer or invitation to lease the property referred to herein or otherwise enter into any other transaction, agreement or arrangement, nor shall it or the fact of its distribution form the basis of, or be relied on in connection with, any lease or other contract or any commercial or investment decision. If such offer is made, it will only be made by means of heads of terms (collectively with any additional documents, the "Heads of Terms"), which would contain material information not contained in the Materials and which would supersede and qualify in its entirety the information set forth in the Materials. In the event that the descriptions or terms described herein are inconsistent with or contrary to the descriptions in or terms of the Heads of Terms, the Heads of Terms shall control. None of Mileway nor any of its respective affiliates makes any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein and nothing contained herein should be relied upon as a promise or representation of any kind.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 1	Warehouse	5,125	Immediately	3,546	
Unit 2	Warehouse	5,008	Immediately	3,464	
Unit 3	Warehouse	5,024	Immediately	3,475	
Unit 4	Warehouse	5,008	Immediately	3,464	
Total		20,165			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

Mileway