

Phone: 01282 428486  
E-mail: [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)  
Website: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

**WHITEACRES** 

# TO LET

- Two substantial warehouse/workshop units
- Well-presented and tidy units with refurbished roof and good natural light
- Accommodation available from 7,330 sq ft – 16,073 sq ft
  - Large yard for car parking and loading
- Competitive rent available from the 1<sup>st</sup> of January 2019
- Fully re-roofed within the last 10 years



**Units 34 & 35 Victoria Works  
Victoria Street  
Accrington  
BB5 0PG**

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## LOCATION

Victoria Works is located on the corner of Victoria Street and Mount Street on the outskirts of Accrington Town Centre.

The factory complex is located in the borough of Hyndburn which has a population in excess of 80,000 residents and is only a 10 minute drive from junction 7 of the M65.

## DESCRIPTION

Two substantial workshop/warehouse units available within a factory complex in the borough of Hyndburn.

The units have been occupied by a school uniform supplier for a number of years and are available independently or combined with accommodation from 7,330 sq ft – 16,073 sq ft.

Both units are rectangular in shape with good natural light and its own roller shutter loading door. We understand the roof has been replaced in recent years and the units are suitable for a variety of uses.

Externally there is a substantial yard providing excellent car parking and loading for heavy goods vehicles.

## ACCOMMODATION

Please see the table below for a breakdown of the available accommodation. The property has been measured on a gross internal basis.

## RENT

The table below confirms the rent and service charge costs in relation to each unit.

## VAT

We have been verbally informed the rent is not subject to VAT.

## BUSINESS RATES

Please see accommodation breakdown.

The prospective tenant must contact Hyndburn Borough Council on 01254 388111 to confirm the business rates information and the exact amount payable.

## OUTGOINGS

In addition to the rent, service charge and business rates liability the tenants are to be responsible for all services connected to the property including water rates.

## SERVICES

We understand the units have mains electricity and water.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

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

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

Web: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

## SUBJECT TO CONTRACT

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## BREAKDOWN OF ACCOMMODATION

The units have been measured on a gross internal basis and extending to the following approximate areas;

DESCRIPTION	SQ FT	SQ M	MONTHLY RENT	MONTHLY SERVICE CHARGE	RATEABLE VALUE
Unit 34	7,330.2	681.0	£1,750.00	£138.94	To be confirmed.
Unit 35	8,742.4	812.2	£1,950.00	£161.32	£14,087
<b>TOTAL</b>	<b>16,072.6</b>	<b>1,493.2</b>	<b>£3,700.00</b>	<b>£300.26</b>	<b>To be confirmed.</b>

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.