

Phone: 01282 428486
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FOR SALE

- Multi-let industrial estate comprising of 29 units
- Generally fully let generating an income of £115,000 per annum
- Gated business park with communal tarmac yard
- Portal frame construction extending to 29,700 sq ft
- Freehold Business Park located close to junction 7 of the M65



Technology Business Park
Commercial Street/Duckworth Street
Hyndburn
BB5 3LQ

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.

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LOCATION

The business park is located in the village of Church close to junction 7 of the M65. The site is located close to Hyndburn Sports Centre and Express Gifts main depot and is within walking distance to a number of local shops.

The estate is also located within close proximity to Accrington and less than 10 miles from the towns of Burnley and Blackburn.

The industrial estate is located in the borough of Hyndburn which has an approximate population of 80,000 residents and is well located with good access to major cities including Preston, Manchester and Leeds.

DESCRIPTION

A well located multi-let horseshoe shaped industrial estate close to junction 7 of the M65.

The Business Park comprises of 29 units each with their own access door and when full generates an annual rent of £115,786.56.

The units are of portal frame construction with Kingspan paneled roof incorporating translucent panels. We understand the eaves height within each unit to be approximately 5.3m. There is a gated communal tarmac yard in the centre providing loading and car parking for all tenants.

One of the larger units on the business park has been sub-divided into 12 self-contained storage/workshop units each with their own electricity supply and access to communal W.C. facilities.

Each unit within the Business Park has its own sliding/roller shutter access door and has a sub-metered electricity supply.

There are no leases in place in relation to any of the tenants on-site and all information supplied must be verified by a prospective purchaser prior to completion.

ACCOMMODATION

We understand the gross internal floor area of the whole building to be approximately 29,700 (2,759.2 sq m)

PURCHASE PRICE

Offers in the region of £995,000.

VAT

We have been informed that the purchase price is subject to VAT at the prevailing rate, however a buyer may decide to acquire the investment as a TOGC.

BUSINESS RATES

See table below.

SERVICES

Electricity

We have been informed that each unit is sub-metered and the electricity cost is recharged by the Landlord to each individual tenant.

Gas

We understand there is no gas connected to the business park.

Water

The water rates and consumption are paid by the Landlord and this cost is not recharged to the tenants.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to ensure the information supplied in respect of the services is accurate. The buyers must verify that all services are available, suitable for purpose and adequate for each tenants needs.

BUILDINGS INSURANCE

The Landlord insures the buildings and does not recharge the annual premium which is understood to be £4,900.

MAINTENANCE

Whilst there are no leases in place we understand the external maintenance of the buildings and communal areas is the Landlords responsibility with the tenants taking responsibility for the internal upkeep.

TENURE

Understood to be freehold.

VIEWING

Strictly by appointment with the sole agents Whiteacres Property Limited.

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

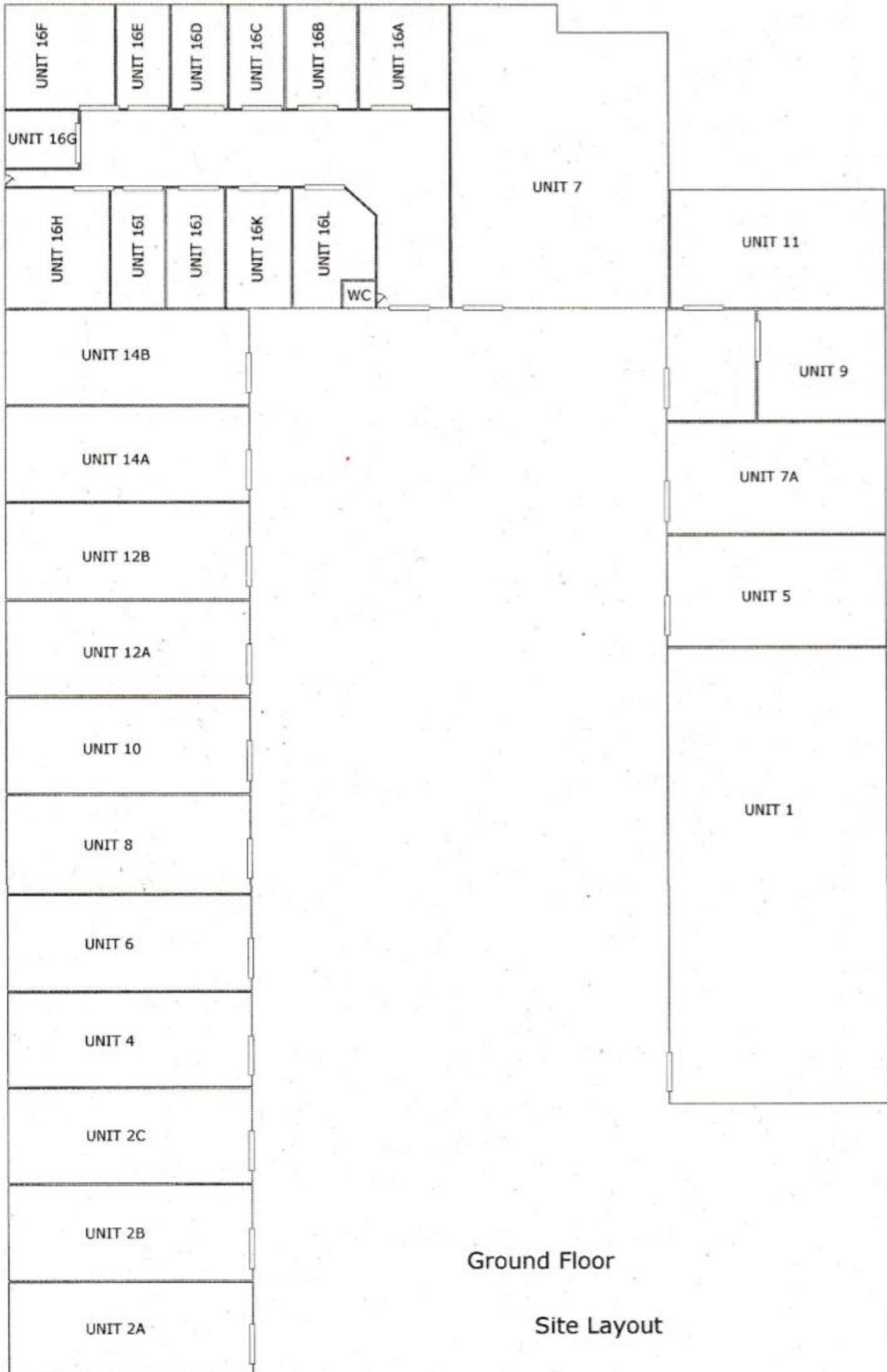
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ACCOMMODATION BREAKDOWN

UNIT NUMBER	RATEABLE VALUE
Unit 1	£17,250
Unit 2A	£4,150
Unit 2B	£4,150
Unit 2C	£4,150
Unit 4	£4,200
Unit 5	£4,350
Unit 6	£4,150
Unit 7	£4,350
Unit 8	£4,150
Unit 9	£4,150
Unit 10	£4,150
Unit 11	£4,550
Unit 12A	£4,150
Unit 12B	£4,150
Unit 13	No assessment
Unit 14A	£4,450
Unit 14B	£4,450
Unit 16A	£2,650
Unit 16B	£2,100
Unit 16C	£1,625
Unit 16D	£1,650
Unit 16E	£1,550
Unit 16F	£3,200
Unit 16G	£1,200
Unit 16H	£3,550
Unit 16I	£1,825
Unit 16J	£1,975
Unit 16K	£2,225
Unit 16L	£2,425

TOTAL MONTHLY RENT GENERATED £9,648.88 + VAT

FOR IDENTIFICATION PURPOSES ONLY



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EPC

Energy Performance Certificate Non-Domestic Building



Technology Business Park
Duckworth Street
Church
ACCRINGTON
BB5 4LQ

Certificate Reference Number:
9200-4913-0325-3600-4050

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 70 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Air Conditioning
Total useful floor area (m ²):	3269
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	42.05
Primary energy use (kWh/m ² per year):	Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

24 If newly built

71 If typical of the existing stock