

TO LET



Semi-detached portal frame warehouse extending to over 4,200 sq ft (including first floor mezzanine)

Unit 3 Stanley Court, Alan Ramsbottom Way, Great Harwood, Blackburn, Lancashire, BB6 7UR

- ❁ Semi-detached portal frame warehouse unit on popular Business Park
- ❁ Accommodation extending to approximately 4,290 sq ft (399 sq m)
- ❁ Shared yard for parking and loading
- ❁ Excellent warehouse with large mezzanine floor, offices, two toilets and staff kitchen
- ❁ Positioned close to Great Harwood Town Centre & within a 10 minute drive of Junction 7 of the M65 motorway
- ❁ Close to Starbucks, Aldi, and Tesco supermarkets
- ❁ Substantial open plan warehouse with electric loading door and 6 metre eaves
- ❁ Electric loading door, gas central heating and three phase electricity

AVAILABLE JANUARY 2026

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Heys Lane Industrial Estate which is a popular industrial estate on the edge of Great Harwood Town Centre. The unit is also within very close proximity to a substantial Tesco's and ALDI supermarket.

The property is approximately two miles from connections with the M65 and within walking distance to Great Harwood centre, Aldi, Tesco, and Starbucks Drive Thru.

Heys Lane Industrial Estate is an extremely popular business park with other businesses in the vicinity including S & B Tippers, Hyndburn Commercials, and CM Oxendale.

Description

A quality semi-detached steel portal frame warehouse unit on a popular business park on the edge of Great Harwood town centre.

The warehouse is located on Alan Ramsbottom Way on Heys Lane Industrial Estate, within a short distance to Great Harwood town centre and a number of supermarkets.

The unit comprises of open plan warehouse accommodation, a large L-shaped office, male & female W.C. facilities and a staff kitchen. There is also a very useful mezzanine floor providing further office accommodation and storage.

Access is via an electrically operated sectional loading door, which is approximately 4.4 metres in height. Internally the open plan warehouse accommodation has a maximum eaves height of approximately 7.5 metres and is ideal for racking/warehouse use.

Externally there is a shared concrete yard for car parking and loading.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas

DESCRIPTION	SQ FT	SQ M
Warehouse, Offices, Toilets & Kitchen	3132.3	291.3
Mezzanine (including storage & two offices)	1,159.3	107.7
GIA	4,291.6	398.69

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed, at a rent of £1,950 per month plus VAT.

Vat

We have been verbally informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed that the rateable value for this property is £17,250 with rates payable being £8,607.75.

A prospective tenant must contact Hyndburn Borough Council on 01254 388111 to confirm further details.

Outgoings

In addition to the rent and the business rates liability, the tenants are to be responsible for the estate service charge of £250 per annum.

Services

We understand the property has the benefit of three phase electricity and water.

Service Responsibility

It is the prospective tenants responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

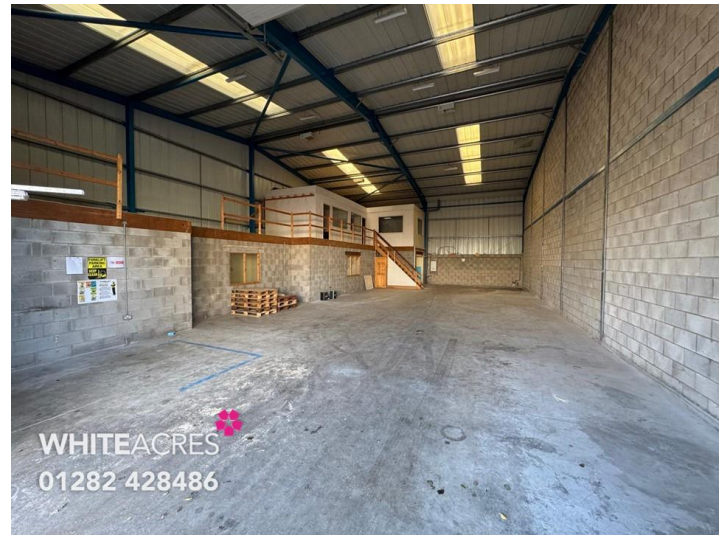
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
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isaac@whiteacres-property.co.uk

Whiteacres Property, Church House, 10 Church Street
Padiham, BB12 8HG



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Unit 3 Stanley Court Alan Plumbrook Way Great Harwood LANCSHIRE BB6 7UR	Energy rating D	Valid until: 30 January 2033 Certificate number: 2760-7860-6957-9519-6386
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Property type: Offices and Workshop Businesses
 Total floor area: 339 square metres

Rules on letting this property
 Properties can be let if they have an energy rating from A+ to E.

Energy rating and score
 This property's energy rating is D.

Properties get a rating from A+ (best) to G (worst) and a score.
 The better the rating and score, the lower your property's carbon emissions are likely to be.

Under 0	A+	Net zero CO2
0-35	A	
36-45	B	
46-55	C	
56-65	D	77 D
66-75	E	
76-85	F	
86-100	G	

WAREHOUSE SPACE WITH OFFICES
(approx 288.6 sq meters, 3106.4 sq ft + MEZZANINE & OFFICES)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE