

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- End parade portal frame warehouse unit extending to approximately 1,585 sq ft (147 sq m)
- Modern portal frame unit close to Great Harwood Town Centre and within a ten minute drive of junction 7 of the M65 motorway
 - Large shared yard for car parking and heavy goods deliveries
 - Mainly open plan warehouse with office, kitchenette and W.C. facilities
 - Competitive rent and free business rates for eligible tenants

AVAILABLE FROM THE 1ST OF OCTOBER 2020



**Unit 5 Norden Court
Alan Ramsbottom Way
Great Harwood
BB6 7UR**

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



LOCATION

The property is located on the established Heys Lane Industrial Estate in Great Harwood being a 10 minute drive from junction 7 of the M65 motorway.

The property is on a popular business park within walking distance of Great Harwood Town Centre and within a short drive of the Ribble Valley.

There are several other businesses on the estate including Networx3, S&B Tippers, Hyndburn Commercial and Freudenberg.

DESCRIPTION

An end parade portal frame warehouse unit located on a popular and established business park close to junction 7 of the M65 motorway.

The warehouse unit offers fully open plan accommodation with a maximum eaves height of 8 metres. The property has an office, kitchenette and W.C. facilities together with loading from an electrically operated roller shutter door.

Externally there is a large block paved forecourt providing loading for HGVs and a number of car parking spaces.

The property has been used for storage in recent years and will be available for occupation from the 1st of October 2020.

ACCOMMODATION

The property has not been measured by Whiteacres but the Valuation Office assessment has provided the following approximate floor areas;

| DESCRIPTION | SQ FT | SQ M |
|-------------|----------------|--------------|
| Warehouse | 1,385.3 | 128.7 |
| Office | 199.1 | 18.5 |
| GIA | 1,584.4 | 147.2 |

TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of three years at a rent of £9,500 per annum + VAT.

VAT

We understand that the rent is subject to VAT at the prevailing rate.

BUSINESS RATES

We have been verbally informed that the rateable value for this property is £8,100.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative and must contact Hyndburn Borough Council on 01254 388111 to confirm full details.

SERVICES

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

SERVICES RESPONSIBILITY

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

OUTGOINGS

In addition to rent and any business rates liability the incoming tenants are to be responsible for the buildings insurance of £412.50 per annum and the service charge which is currently 18p per sq ft. The incoming tenant is also to be responsible for all services connected to the property including water rates.

PLANNING

It is the incoming tenant's responsibility to verify that the intended use is acceptable to the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request from our office.

LEGAL COSTS

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

VIEWING

For further information or to arrange a viewing please contact the sole letting agent Whiteacres Property Limited;
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk


SUBJECT TO CONTRACT

BUSINESS RATES BREAKDOWN

Unit 5 Norden Court, Alan Ramsbottom Way, Great Harwood, Blackburn, BB6 7UR

1 April 2017 - present

Your rateable value is £8,100.00

 This is not the amount you will pay.

[Open all](#)

[Valuation information](#)

+

[How the valuation was calculated](#)

-

Parts of the property

| Floor | Description | Area m ² /unit | Price per m ² /unit | Value |
|--------------|-------------|---------------------------|--------------------------------|------------------|
| Ground | Warehouse | 128.7 | £53.63 | £6,902.00 |
| Ground | Office | 18.5 | £66.00 | £1,221.00 |
| Total | | 147.2 | | £8,123.00 |

Total value

£8,123.00