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# TO LET

- Detached portal frame warehouse/workshop unit extending to approximately 5,100 sq ft (474 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
  - Exclusive large gated yard laid in concrete ideal for parking, loading and external storage
  - Open plan warehouse with double loading doors and gas space heating
  - Number of internal offices with male and female toilets and separate kitchen

**AVAILABLE FOR IMMEDIATE OCCUPATION**



**Unit 1 & 1A Stanley Court  
Alan Ramsbottom Way  
Great Harwood  
BB6 7UR**

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## 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.

Norden Court is 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 the Freudenberg group, S&B Tippers and CM Oxendale.

## DESCRIPTION

A detached steel portal frame warehouse/workshop unit located on a popular and established business park close to junction 7 of the M65 motorway.

The detached warehouse has double electric loading doors, gas space heating and offers mainly open plan warehouse accommodation. The property also has a number of internal offices with both male and female toilets and a separate kitchen. The unit has 6m eaves with an apex height of 7.5m together with three phase electricity.

Externally there is a substantial gated yard laid in concrete extending to approximately 7,000 sq ft (650 sq m). This area provides excellent car parking, loading and external storage space.

## ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse including reception, office, toilets and kitchen	30.6m x 14.14m	4,668.9	433.76
First floor office accommodation	2.9m x 14m	437	40.6
<b>GIA</b>		<b>5,105.9</b>	<b>474.36</b>

## 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 £33,000 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 £21,022 with approximate rates payable of £10,763.26 based on the current multiplier of 0.512.

The amount payable is dependent on the tenant's circumstances and interested parties should contact Hyndburn Council on 01254 388111 to confirm the exact payable amount.

## SERVICES

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

## SERVICES RESPONSIBILITY

It is the ingoing 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 ingoing tenants are to be responsible for the buildings insurance, the estate service charge which is approximately £200 per annum and all services connected to the property.

## PLANNING

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

## LEGAL COSTS

The tenants are to contribute £500 plus VAT towards the cost of the production of the lease agreement.

## 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](mailto:info@whiteacres-property.co.uk)  
Website: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

# BUSINESS RATES BREAKDOWN

Unit 1, Stanley Court, Alan Ramsbottom Way, Great Harwood, Blackburn, BB6 7UR

## 1 April 2017 - present

Your rateable value is **£21,000.00**



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 <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value
Ground	Warehouse	320.99	£39.00	£12,519.00
Ground	Showroom	102.38	£46.80	£4,791.00
Mezzanine	Internal storage	25.51	£19.50	£497.00
Mezzanine	Office	20.91	£42.90	£897.00
<b>Total</b>		<b>469.79</b>		<b>£18,704.00</b>

#### Additional details

Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value
Hard surfaced, fenced land	657.9	£3.25	£2,138.00
<b>Total</b>			<b>£2,138.00</b>

#### Car parks

Spaces	Area	Value
3		£180.00
<b>Total</b>		<b>£180.00</b>

**Total value** **£21,022.00**

# ENERGY PERFORMANCE CERTIFICATE

UNIT 1 NORDEN COURT ALAN RAMSBOTTOM WAY GREAT HARWOOD BB6 7UR		Energy rating <b>C</b>
Valid until <b>26 October 2030</b>	Certificate number <b>9227-6419-6658-8711-1893</b>	
<a href="#">Print this certificate</a>		
Property type	B2 to B7 General Industrial and Special Industrial Groups	
Total floor area	306 square metres	
This property's current energy rating is C.		
Under 0	<b>A+</b>	
		Net zero CO2
0-25	<b>A</b>	
26-50	<b>B</b>	
51-75	<b>C</b>	71   c
76-100	<b>D</b>	
101-125	<b>E</b>	
126-150	<b>F</b>	
Over 150	<b>G</b>	
<b>Breakdown of this property's energy performance</b>		
Main heating fuel	Natural Gas	
Building environment	Heating and Natural Ventilation	
Assessment level	3	
Building emission rate (kgCO2/m2 per year)	66.02	
Primary energy use (kWh/m2 per year)	383.67	