

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



TO LET

- Two small industrial units each extending to 910 sq ft (85 sq m) available by way of a new twelve month sub-lease
- Popular and established business park location with good access to the national motorway network
- Large yard with on-site car parking and a yard for goods delivery
 - Ideal for small businesses, contractors or a manufacturer
 - Both units are available for immediate occupation
 - Free business rates for eligible tenants

NO CAR OR VEHICLE RELATED BUSINESSES



Units 11 and 12
Knowsley Road Industrial Estate
Knowsley Road
Haslingden
BB4 4RX

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.



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

LOCATION

The units are located on Knowsley Road Industrial Estate in Haslingden with good access to the A56 bypass and the M66 motorway.

Knowsley Road Industrial Estate is a popular business park with other companies in the vicinity including Solomon Refrigeration, Caswell Engineering and Camfil UK.

DESCRIPTION

Two small industrial units located on a popular and established business park which has been occupied by a rubber moulding company for a number of years.

The units are of steel portal frame construction with block work to 7 feet and have a shared yard for loading and goods delivery. The properties have three phase electricity, fluorescent lighting, WC facilities and concertina loading doors.

The site is well located and the properties are ideal for small businesses, manufacturers and contractors being available for immediate occupation.

The units have been reroofed within the last ten years and are available by way of a new twelve months sub-lease prepared outside the protection of the 1954 Landlord & Tenants Act.

ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 11	6.5m x 13m	909.6	84.5
Unit 12	6.5m x 13m	909.6	84.5

TERMS

The units are both available by way of a new twelve month sub-lease at a rent of £150 per week plus VAT. The lease agreements are to be prepared outside the protection of the 1954 Landlord & Tenant Act.

VAT

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

WHITEACRES

BUSINESS RATES

The business rates are to be re-assessed however the ingoing tenant is likely to benefit from Small Business Rates relief further details of which are available from Rossendale Borough Council on 01706 217777.

SERVICES

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

SERVICES RESPONSIBILITY

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

PLANNING

The units have been occupied for many years by a rubber moulding company however it is the new tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

OUTGOINGS

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for the buildings insurance cost which will be recharged by the landlords and any estates service charges.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

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

SUBJECT TO CONTRACT