Venture Court

Accrington, BB5 5WH

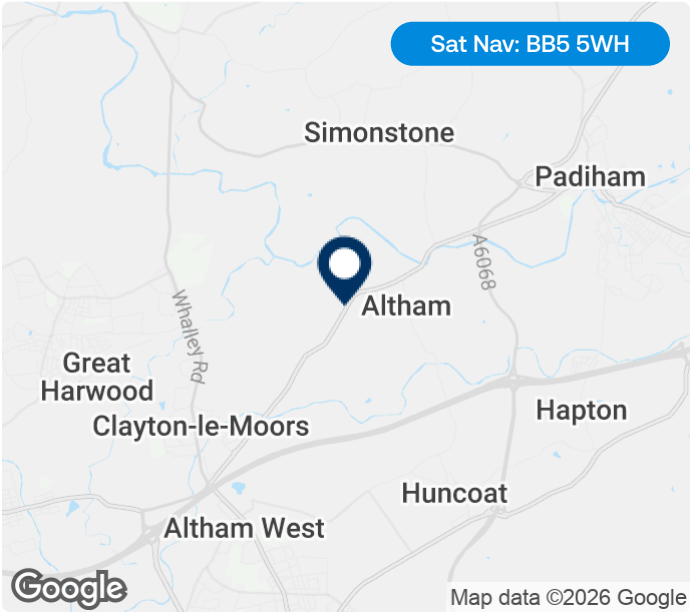
Warehouse | 5,008 - 20,165 ft²

- LED lighting
- Three-phase electricity
- High quality integral offices
- Loading doors
- Shared yard
- Steel portal frame



Location & Connections

The units are conveniently located just off Metcalf Drive, on the popular Altham Industrial Estate, offering easy access to Junction 8 of the M65 motorway, which lies approximately 1.5 miles from the premises. Altham Business Park is a modern industrial estate with major occupiers including Coach House Antiques, RLC Callender and The Senator Group.









Description

The property comprises a series of modern, terraced industrial units constructed with a steel portal frame with insulated profile steel cladding to both walls and roof, incorporating double skin translucent roof panels. Internally the premises benefit from solid concrete floors, painted blockwork walls, LED lighting, minimum eaves height of 6.05m and electrically operated sectional up and over roller shutter doors.

On the ground floor there are amenity facilities together with an office and the first floor provides additional office accommodation. Externally, to the front of the units there is substantial parking for vehicles and to the rear is a large shared central loading/yard area.

A Service Charge will be payable in relation to the maintaining the common parts of the development and Business Rates to be assessed.

Units are available from 5,008 – 20,165 sq ft. - Contact the letting agent for further details.

Further information

EPC
Unit 1-4: C

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 1	Warehouse	5,125	Immediately	3,546
Unit 2	Warehouse	5,008	Immediately	3,464
Unit 3	Warehouse	5,024	Immediately	3,475
Unit 4	Warehouse	5,008	Immediately	3,464
Total		20,165		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

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