

UNIT 4 - SOLD

**73,627 -
125,210 SQ FT**

FOR SALE
3 DETACHED
MODERN
WAREHOUSES

UNITS 1, 3 & 4
ALTHAM BUSINESS PARK,
SHORTEN BROOK WAY,
ACCRINGTON,
LANCASHIRE, BB5 5YJ

LOCATION

UNITS

AERIAL

TERMS

CONTACT

SITUATED WITHIN ALTHAM BUSINESS PARK, ONE OF THE PRIME INDUSTRIAL LOCATIONS ALONG THE M65 CORRIDOR.

Altham Business Park is approximately two miles from Junction 8 of the M65 which links with the M6 and M61 south of Preston and the M66 via the A56 Accrington bypass.

Existing occupiers within the business park include Simon Jersey, Senator and Andrew Industries.



CLICK
FOR MAPS

FOR SALE

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UNITS 1, 3 & 4 ALTHAM BUSINESS PARK, SHORTEN BROOK WAY, ACCRINGTON, LANCASHIRE, BB5 5YJ

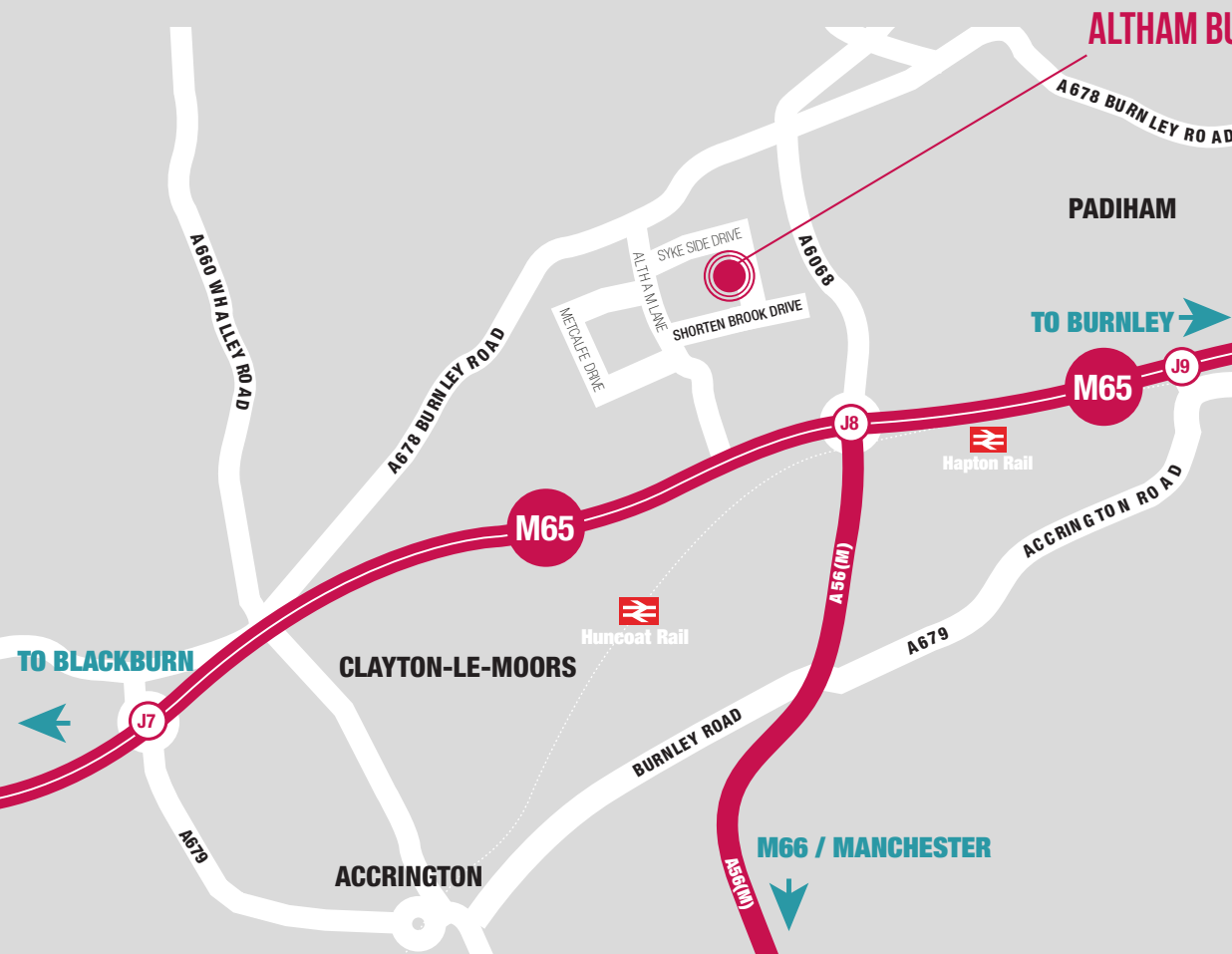
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CLICK ON A UNIT FOR FURTHER INFORMATION

UNIT 1

HIGH BAY WAREHOUSE &
DISTRIBUTION FACILITY

125,210 SQ FT APPROX.
(11,633 SQ M)

UNIT 3

MODERN DETACHED SINGLE
STOREY WAREHOUSE

73,627 SQ FT APPROX.
(6,840 SQ M)

UNIT 4

HIGH BAY WAREHOUSE &
DISTRIBUTION FACILITY

103,422 SQ FT APPROX.
(9,608 SQ M)

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DESCRIPTION

WAREHOUSE

- Detached steel portal frame warehouse
- Approximately 12 metre eaves
- 7 dock loading doors
- 3 drive in loading doors
- Solid concrete floor
- 6,200 4 way pallet locations based on current layout
- Heating via gas hot air blowers

OFFICES

- 3 storey office accommodation
- Mostly open plan offices with meeting rooms & boardroom
- Impressive reception area
- Personnel lift to all floors

EXTERNALS

- Separate car park to yard area
- Large secure concrete yard
- 233 car parking spaces
- The unit sits on a site of 7.08 acres

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
WAREHOUSE	87,890	8,165
GROUND FLOOR OFFICES	12,605	1,171
FIRST FLOOR OFFICES	12,605	1,171
SECOND FLOOR OFFICES	12,110	1,125
MEZZANINE	24,220	2,250
TOTAL (EXCL. MEZZANINE)	125,210	11,632
SITE AREA	7.08 Acres	2.86 Acres

UNIT 1 – HIGH BAY WAREHOUSE & DISTRIBUTION FACILITY



RATING

The property has a current rateable value of £425,000 we are verbally informed by the Local Authority

PRICE

£5.8 Million.

EPC

An Energy Performance Certificate is available upon request.

HOVER FOR IMAGES

HOVER FOR SITEPLAN

FOR SALE

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DESCRIPTION

WAREHOUSE

- Detached steel portal frame warehouse
- Approximately 5 metre eaves
- 2 dock loading doors
- 3 drive in loading doors
- Solid concrete floor
- Heating and lighting throughout
- Sprinklered

OFFICES

- Single storey integral offices
- W/C's
- Kitchen

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
WAREHOUSE	71,216	6,616
OFFICES	2,411	224
MEZZANINE	14,123	1,312
TOTAL (EXCL. MEZZANINE)	73,627	6,840

UNIT 3 – MODERN DETACHED SINGLE STOREY WAREHOUSE



RATING

The property has a current rateable value of £257,500 we are verbally informed by the Local Authority.

EPC

An Energy Performance Certificate is available upon request.

PRICE

£2.75 Million.

HOVER FOR IMAGES

HOVER FOR SITEPLAN

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DESCRIPTION

WAREHOUSE

- Detached steel portal frame warehouse
- Approximately 9 metre eaves
- 6 dock loading doors
- 2 drive in loading doors
- Solid concrete floor
- 4,685 4 way pallet locations and 1500 floor locations based on current layout
- Heating via gas hot air blowers

OFFICES

- 2 storey office accommodation
- W/C facilities
- Mix of open plan offices and meeting rooms
- Canteen facility

EXTERNALS

- Separate car park to yard area
- Large secure concrete yard
- 75 car parking spaces
- The unit sits on a site of 6.95 acres

ACCOMMODATION

The approximate gross internal floor areas are as follows:-

	SQ FT	SQ M
WAREHOUSE	93,128	8,652
GROUND FLOOR OFFICES	5,981	556
FIRST FLOOR OFFICES	4,313	461
MEZZANINE	7,829	1,636
TOTAL (EXCL. MEZZANINE)	103,422	9,608
SITE AREA	6.95 Acres	2.81 Hectares

UNIT 4 – HIGH BAY WAREHOUSE & DISTRIBUTION FACILITY



RATING

The property has a current rateable value of £405,000 we are verbally informed by the Local Authority

EPC

An Energy Performance Certificate is available upon request.

PRICE

£5.75 Million to include the expansion land.

HOVER FOR IMAGES

HOVER FOR SITEPLAN

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SERVICES

All mains services are available.

PLANNING

It is the prospective purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

TENURE

Freehold we are informed.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT will be charged where applicable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.



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VIEWINGS AND FURTHER INFORMATION

Strictly by appointment through the joint agents:

JOHN BARTON

jbarton@whrproperty.co.uk

MIKE ROONEY

mrooney@whrproperty.co.uk



MICHAEL CAVANNAGH

michael@tdawson.co.uk



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