

TO LET - INDUSTRIAL

**FAIRFIELD BUSINESS PARK
CHARTER STREET ACCRINGTON BB5 0LD**



TWO EXCELLENT SELF CONTAINED INDUSTRIAL UNITS SUITABLE FOR A VARIETY OF USES

- Roller shutter access.
- Excellent loading with shared yard.
- Within close proximity to Great Harwood Town Centre and Rishton.
- 2 miles (10 minutes drive) from Junction 7 of the M65.
- Suitable for a variety of uses (subject to obtaining appropriate planning consent).



LOCATION

Fairfield Business Park is located on Fairfield Street which is conveniently positioned just 1 mile away from the centre of Accrington. The business park is home to a variety of occupiers and businesses.

The area is predominately residential and light industrial. The nearest shopping precinct is Blackburn Road, which is a short drive away, it comprises of mostly independent retailers such as grocers and pharmacies.

The nearest bus stop is located on Lonsdale Street (approximately 1 minutes' walk away) with the nearest train station being Accrington Railway Station which is just over a mile away.

Along with having good public transport connectivity the Business Park is located just 2 miles from Junction 7 of the M65, which is about 10 minutes' drive away.

There is a good amount of roadside parking available within the immediate vicinity.

DESCRIPTION

The accommodation was previously used as offices and has been converted into several self-contained two storey industrial units. The premises is of traditional brick construction under a north light roof.

The accommodation is accessed via a communal main entrance which is secured by a roller shutter door providing an excellent loading facility. The entrance is wide enough to support fork lift trucks if your business requires it.

Each unit has its own roller shutter door and separate personnel entrance. The units are open plan and are spread equally over the ground and first floors.

There are communal WC facilities at the end of the communal corridor.

The premises are suited for industrial occupiers as well as other uses such as storage, health and leisure, subject to obtaining the necessary planning consent.

RENT

Unit 13 - £5400 per annum.

Unit 17 - £5400 per annum.

ACCOMMODATION

The property has been measured on a gross internal basis (GIA) and is as follows:

Unit 13: 92.6 sq.m (996.7 sq.ft)

Unit 17: 92.5 sq.m (995.6 sq.ft)

RATES

The business rates are to be assessed.

SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the in going tenant to satisfy themselves that services are in working order and can satisfy their needs.

All costs incurred for utilities and outgoings is the responsibility of the tenant.

SERVICE CHARGE

There is a service charge of 50 pence per sq.ft plus VAT.

VAT

Is applicable at the prevailing rate.

EPC

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING INFORMATION

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Additional Photographs

