

**Unit A, 3 Bolton Avenue, Huncoat Business Park,
Accrington, BB5 6NJ**

B8

01925 320 520

www.b8re.com

TO LET

75,344 sq ft (7,000 sq m)



Warehouse/distribution facility on a 1.7-acre site

LOCATION

The property is situated on Huncoat Business Park, Accrington. A well established strategically positioned commercial location, approximately 2 miles from junction 8 of the M65 motorway and 1 mile from the A56 which connects to the M60/M62 to the south.

Its location offers excellent connectivity to the wider North-West region, making it ideal for logistics, distribution and a range of industrial uses.

Other big occupiers in the area include Senator, Progen International and Forterra, alongside a variety of other well-established businesses.

DESCRIPTION

The property comprises a substantial distribution and manufacturing facility extending to approximately 75,344 sq ft.

The unit is made up of twin bay steel portal frame construction the warehouse features steel profile clad elevations and roof including translucent roof panels.

The warehouse space is open plan and has an internal eaves height of 11 metres. It has 6 dock level loading bays and 4 level access roller shutter doors, complemented by a large secure yard. There is also additional site parking for around 95 vehicles.

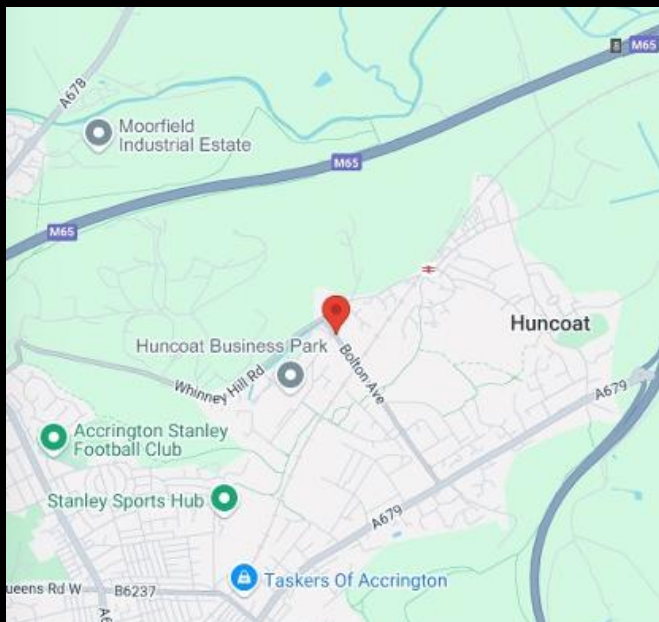
The office accommodation totals approximately 5,447 sq ft and is arranged over the ground and first floor. The office accommodation is all to be refurbished.



Accommodation	Sq m	Sq ft
Warehouse	6,493.64	69,897
Offices	506.04	5,447
<u>Total</u>	<u>6,999.68</u>	<u>75,344</u>



BB5 6NJ



PRICE

Available upon request

TENURE

Unit is available to LET.

LEGAL COSTS

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

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

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