

**Mileway**

# Venture Court Accrington

Available to Let  
Warehouse  
5,159 - 30,764 sq ft



LED Lighting



Three-phase electricity



High Quality Integral Offices



Loading doors



Shared Yard



Steel Portal Frame





# Venture Court

Accrington, BB5 5WH



## 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, electric strip 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.

## Location

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.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

**Mileway**

David Michie  
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01925 358160

## VAT

VAT will be payable where applicable.

## Legal Costs

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



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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability
Unit 1-4 & 7	Warehouse	25,605	Immediately
Unit 8	Warehouse	5,159	Immediately
Total		30,764	

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