

ORIENT ONE, NEW HALL HEY ROAD ROSSENDALE, BB46AJ



SUMMARY

- 130 Designated Parking Spaces
- Yard Facility
- Distribution Area
- Excellent Frontage

DESCRIPTION

The space totals 20,376 sqft, and includes a large open plan area for retail use. The property has a steel frame construction with glass shop frontage, and loading access is provided by a single roller shutter door. Parking facilities are available, provided to the front and side of the building, with space for up to 150 vehicles.

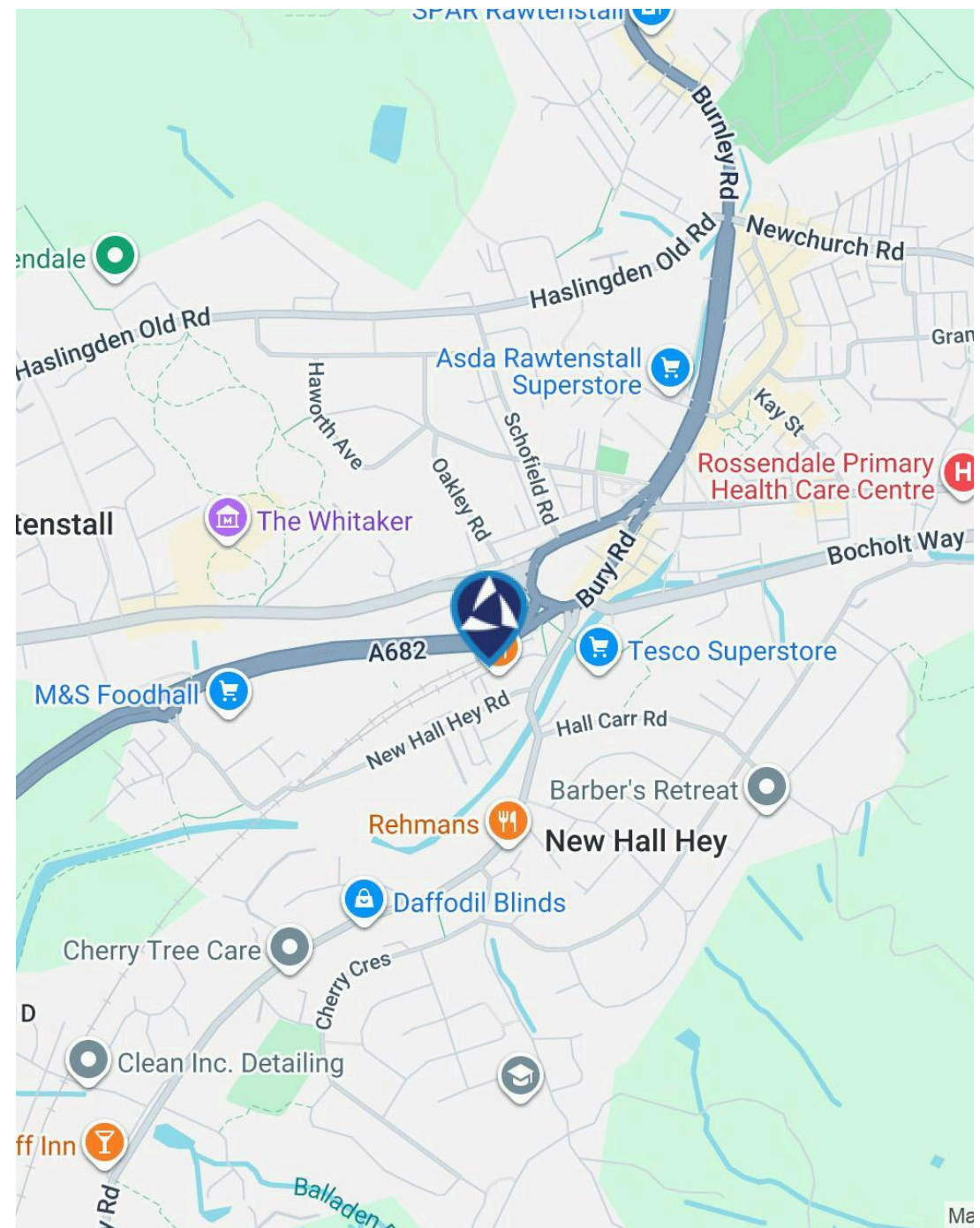


LOCATION

The property has excellent access to the motorway networks linking Rossendale, Manchester and Blackburn yet close enough to the local amenities provided within Rawtenstall Town centre, which is only a few minutes walk away.

Manchester City Centre is less than 30 minutes drive during most times of the day, and the Lancashire towns of Bury, Blackburn and Burnley can all be reached in less than 20 minutes.

Formerly used as a Kwik Save supermarket, and more recently as a discount store, this property is situated on New Hall Hey Road, Station Court and is ideally located to the surrounding local areas. Surrounding uses include Tesco, Asda, Lidl, M&S Food, JA Taylor Ford, and various industrial businesses are in close proximity. There is also a new retail scheme next door, which should bring more opportunities to the area.



Orient One



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LEASE TERMS

The unit is available to rent on flexible terms for a length for a minimum of 1 year. A longer term will attract several incentives including rent free (of up to 12 months).

RATES

Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.

PRICE

Price on application

EPC

C (71)

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



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