



Unit 8-12 Bentwood Road, Carrs Industrial Estate, Haslingden, BB4 5HH

The property is a large detached open-plan warehouse facility located in a prominent position on Bentwood Road.

| | |
|----------------|----------------------------|
| Tenure | To Let |
| Available Size | 10,691 sq ft / 993.23 sq m |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon Enquiry |

Key Points

- > Large private yard and parking
- > 0.75 acre site
- > 4 separate loading doors

Description

The property is a large detached open plan warehouse facility which would be suitable for many businesses. The property is constructed with blockwork walls up to 2.5m and then insulated profile steel cladding above.

Internally the property benefits from a 5.7m eaves rising to 6.25m in the apex. The unit is open plan internally and does not currently have an office accommodation although the ingoing tenant could install this easily. Further details on request.

Externally the property sits on a site of 0.75m which is tarmacked and suitable for HGV access / loading with additional staff car parking. Access into the unit is via 4 separate roller shutter doors which extend to a height of 4.1m.

Location

The premises are located on Bentwood Road, Haslingden, which feeds directly off the A56(M) (Haslingden bypass) , which links on to the M65 and M66 motorways, leading towards Bury, Manchester and Blackburn – see location plan.

Bentwood Road leads on to Carrs Industrial Estate, which is a popular warehouse and office location with a variety of businesses located on the estate.

Accommodation

The accommodation comprises the following areas:

| Name | sq ft |
|--------------|--------|
| Unit. – 8-12 | 10,691 |

Accommodation

We have measured the property on a GIA basis and it extends to 10,691 sq. ft. / 993 sq. m.

Lease terms

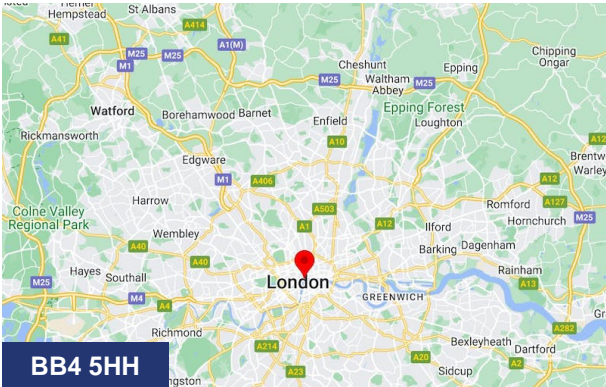
Available by way a new FRI lease for a minimum period of 5 years.

Rating

As published by the VOA online the property has a rateable value of £38,750. We estimate the rates payable for 23/24 will be £15,344 per annum.

Services

All mains services are connected to the property. The property also benefit from 3 phase electric.



Viewing & Further Information



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