

Industrial

To Let

MODERN INDUSTRIAL UNIT(S)

From 520 sq m (5,597 sq ft) to 1,057 sq m (11,375 sq ft)

Excellent refurbished units ■

Established and popular industrial estate ■

J8 - M65 is within 1 mile ■

Available as a whole or as two separate units ■

Dedicated loading ■

Eaves height 10m ■



7/8 Venture Court
Altham Industrial Estate
BB5 5WH

**LITTLER
YOUNG**

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Industrial

Location

Situated on Venture Court, which is off Metcalfe Drive, close to Altham Lane. Access to the M65 is excellent via Burnley Road (A678).

Nearby occupiers include Coach House Antiques Ltd, Fort Vale Engineering, Simon Jersey and Senator International.

Description

The premises comprise two attached mid terrace portal frame industrial units.

Elevations are metal profile steel clad with a metal profile steel clad roof.

Eaves height is excellent at 10m.

Loading is by two separate drive-in loading doors off a large communal yard area, with ample turning and circulation space.

There are internal two storey offices and mezzanines/showroom areas and ample dedicated staff car parking .

Schedule Of Accommodation

The property has been measured in accordance with the RICS code of measuring practice and has a floor area of: -

Unit 7		
Ground Floor	434.16 sq m	(4,673 sq ft)
First floor offices/storage areas	85.83 sq m	(924 sq ft)
Total	519.99 sq m	(5,597 sq ft)
Unit 8		
Ground Floor	439.13 sq m	4,726 sq ft)
First floor offices/Mezzanine	97.72 sq m	(1,052 sq ft)
Total	536.85 sq m	(5,778 sq ft)
Combined	1,056.84 sq m	(11,375 sq ft)

Services

All mains services are either available or connected to the property including 3-phase power

The offices are heated by gas fired central heating radiators and the warehouse is heated by gas fired warm air blowers.

Rateable Value

The Valuation Office Rating List is published on the Internet and the properties are assessed as follows: -

Unit 7 and 8 - £38,500

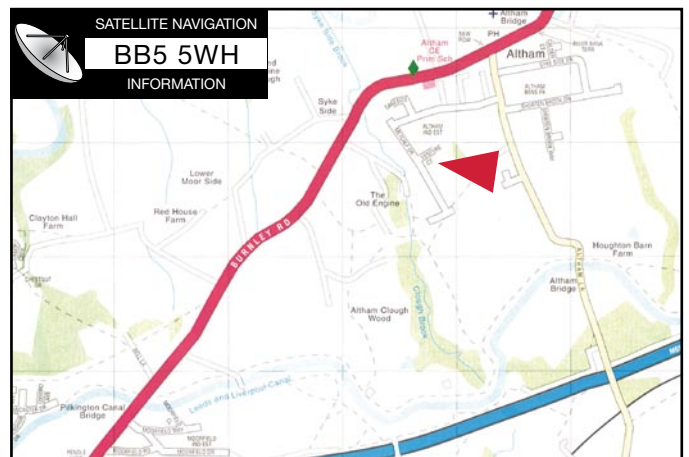
The Uniform Business Rate for the financial year 2009/10 is 48.5p.

Terms

The properties are available as a whole or in part by way of a new full repairing and insuring lease on a term of years to be agreed.

Rental

£4.50 per sq ft.



Legal Costs

Each side will be responsible for their own legal costs incurred in connection with a transaction.

Planning

Interested parties should make their own enquiries but it is anticipated that any use falling within categories B1 (light industrial and offices), B2 (general industrial) and B8 (warehousing) will be permitted.

Service Charge

To be confirmed.

Viewing

Strictly by appointment with the sole agents, contact Dean Young-Littler Young (01772 88 64 64).

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