

Accrington – Unit 1D, Everest Works, Abraham Street BB5 0PG
Light Industrial Unit to Rent



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



Accrington – Unit 1D, Everest Works, Abraham Street BB5 0PG

Light Industrial Unit to Rent



Property Features:

- Comprises light industrial warehouse unit
- Available on a new lease with flexible terms
- Total area size 160.45 sq m (1,727 sq ft)
- VAT is NOT applicable to this property
- Accessed via communal area with CCTV
- Benefits from multiple roof skylights, providing excellent natural daylight
- Easy access to major roads and highways, including the M65, A56, and A679
- Public transportation options are also readily available, with bus stops located just a short walk away on Victoria Street.



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Property Description:

Comprises open plan warehouse unit with shared communal access and 24hr access. The property is suitable for variety of uses and benefits from an electric roller shutter with vehicular access, providing the following accommodation and dimensions:

Ground Floor: 160.45 sq m (1,727 sq ft)

Open plan warehouse

Minimum eaves height: 4.7m

Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £265.38 per week (PCM: £1,150)

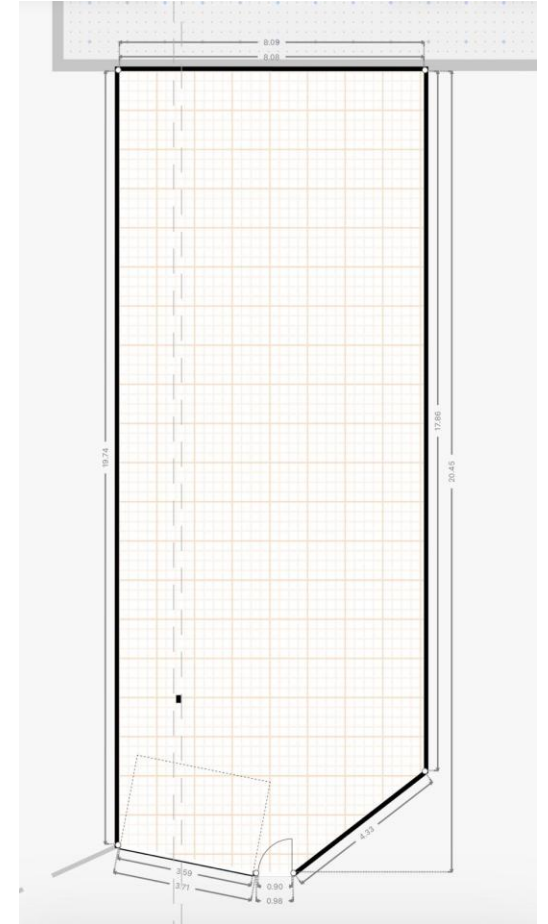
£7.99 per sq ft per annum

Deposit: £3,450 (3 Months)

Building insurance: £70 pcm +/- depending on business type

Business Rates:

Small business rates relief applicable subject to terms.



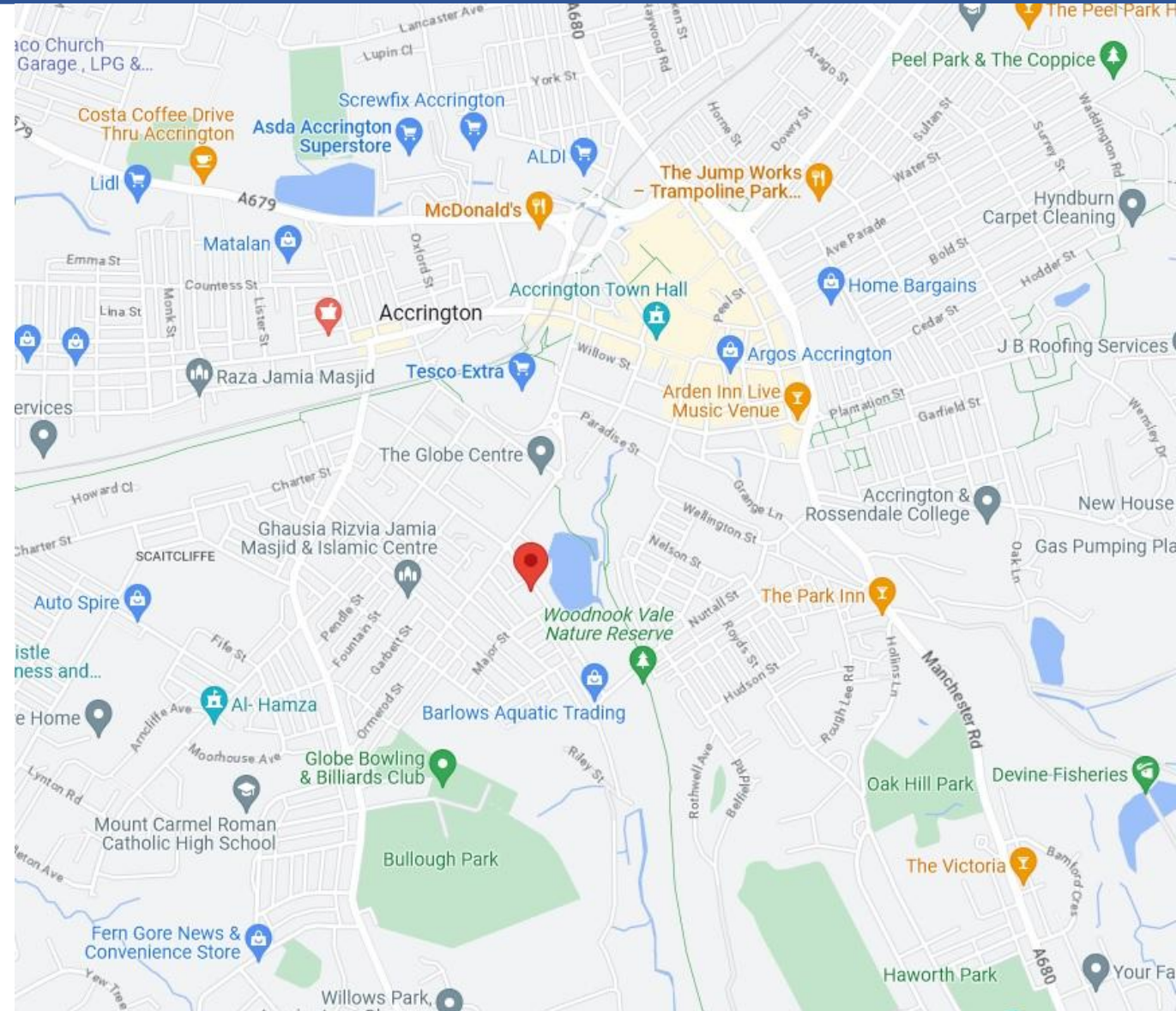
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Location:

The property is situated in the heart of Victoria Street, which is a prominent light industrial area in the region. The location provides excellent access to major roads and highways, including the M65, A56, and A679, allowing for easy transportation to nearby towns and cities. Public transportation options are also readily available, with bus stops located just a short walk away on Victoria Street. The Accrington railway station is also conveniently located within a mile of the property, providing direct links to nearby towns and cities such as Blackburn, Manchester, and Leeds. The surrounding area is home to several major supermarkets, including a Tesco Superstore and an Asda Superstore, providing businesses with easy access to essential amenities.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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