



## MODERN NEW BUILD BUSINESS UNITS

### FOR SALE

Simonstone Business Park  
Blackburn Road  
Simonstone  
Ribble Valley  
BB12 8UE

Size: 215.9 sq.m (2325 sq.ft )

- **High quality business / warehouse units.**
- **Prominent location with excellent transport links to junction 8 of the M65 motorway.**
- **Built to a high specification.**
- **Onsite parking.**
- **Available summer 2019.**

## LOCATION

The development is situated within close proximity to junction 8 of the M65 motorway between Shuttleworth Mead and Altham Business Parks.

Set within an established business location with excellent transport links to the M65 which in turn links with the A56 Accrington By pass and the M66 to the south.

## DESCRIPTION

A new development consisting of three blocks of warehouses / business units from 1,500 sq. ft. to 5,600 sq.ft.

The units will be built to modern standards featuring brick and insulated steel clad walls, solid concrete flooring and insulated pitched roofs.

Internally the units provide a minimum eaves height of approximately 6 meters and will be fully DDI compliant, incorporating disabled toilets, kitchen facilities, emergency lighting and fire alarm systems.

## ACCOMMODATION

See Schedule

## SERVICES

The units will have the benefit of three phase electricity and mains water/sewerage. Gas to be confirmed.

## SERVICES RESPONSIBILITY

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



## PLANNING

It is the prospective Purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

## BUSINESS RATES

To be assessed upon occupation.

## PRICE

See Schedule

## TENURE

The units are available on a long leasehold basis for a term of 999 years, subject to a nominal ground rent.

## SERVICE CHARGE

A service charge will be levied on the occupiers of the estate to cover management and maintenance of the common external areas.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## EPC

An Energy Performance Certificate will be provided upon completion.

## VAT

VAT is applicable.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH  
Tel. 01282 456677  
commercial@petty.co.uk  
www.pettycommercial.co.uk



Unit	Size (sq.ft)	Price	Status
4	2,325	£299,000	Available
5	2,325	£299,000	Available