



RANGE OF REFURBISHED INDUSTRIAL UNITS WITH EXCELLENT LOADING FACILITIES.

TO LET

Temlon Industrial Estate
Exchange Street
Accrington
BB5 0SD

Size: From 126 sq.m to 252 sq.m
(1356 sq.ft to 2712 sq.ft)
Yard 325.16 sq.m (3500 Sq.ft)

- **Suitable for a variety of manufacturing and storage and distribution uses.**
- **Brand new electronic roller shutter doors.**
- **Newly renovated industrial units with excellent loading facilities.**
- **Three phase electricity supply.**

LOCATION

Temlon industrial Estate is located at the corner of Exchange Street and Fairfield Street, which is within a short distance drive from Accrington town centre. The property is conveniently located within a five minutes drive from Junction 7 of the M65 motorway.

DESCRIPTION

Accessed off Exchange Street are 8 self contained industrial units of steel frame construction beneath a corrugated pitched roof with translucent roof panels. Internally each unit comprises an open plan warehouse with WC facilities. The accommodation has the benefit of excellent eaves height (5m), brand new electronic roller shutter doors and three phase electricity.

Externally these units are accessed by a secure yard, which offers good loading facilities with parking available to the front of each unit.

Accessed off Fairfield Street are a series of ground floor units, ideally suited for workshop or mechanical use. Each of the Fairfield Street units have the benefit of newly installed electric roller shutter doors, lighting and three phase electricity supply.

ACCOMMODATION

Unit 3 Fairfield	126 sq.m	1356 sq.ft
Unit 2 Fairfield	252 sq.m	2712 sq.ft
Yard	3,500 sq.m	37,674 sq.ft

SERVICES

The accommodation has the benefit of mains electricity and water.

SERVICES RESPONSIBILITY

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

BUSINESS RATES

To be assessed.

RENT

Unit 3 Fairfield	£700 pcm
Unit 2 Fairfield	£900 pcm
Yard	£900 pcm

TERMS

Each unit will be available by way of a new full repairing and insuring lease for a term to be agreed.

LEGAL COSTS

A £200 contribution towards the Landlord's preparation of the lease documentation will be required.

VAT

VAT will be charged in addition to the rent at the prevailing rate. There is not VAT on the yard.

VIEWING

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