

TO LET

12,893 SQ FT [1,197 SQ M]

A MODERN INDUSTRIAL/WAREHOUSE
UNIT WITH OFFICES LOCATED ON ALTHAM
BUSINESS PARK, ACCRINGTON

READY FOR IMMEDIATE OCCUPATION



HURSTWOOD
HOLDINGS



ENTER>>>

EXCELLENT
ESTABLISHED
BUSINESS
PARK



LARGE
PRIVATE
YARD &
PARKING
AREA



MINIMUM
EAVES HEIGHT
OF 6.5M



WITHIN
5 MINS DRIVE
M65 (J8)



ALTHAM BUSINESS PARK | ACCRINGTON | BB5 5YE

UNIT B3

SYKESIDE DRIVE

TO LET
12,893 SQ. FT.
WAREHOUSE
WITH OFFICES
TAYLOR
WEAVER
01524 699030
www.taylorweaver.co.uk

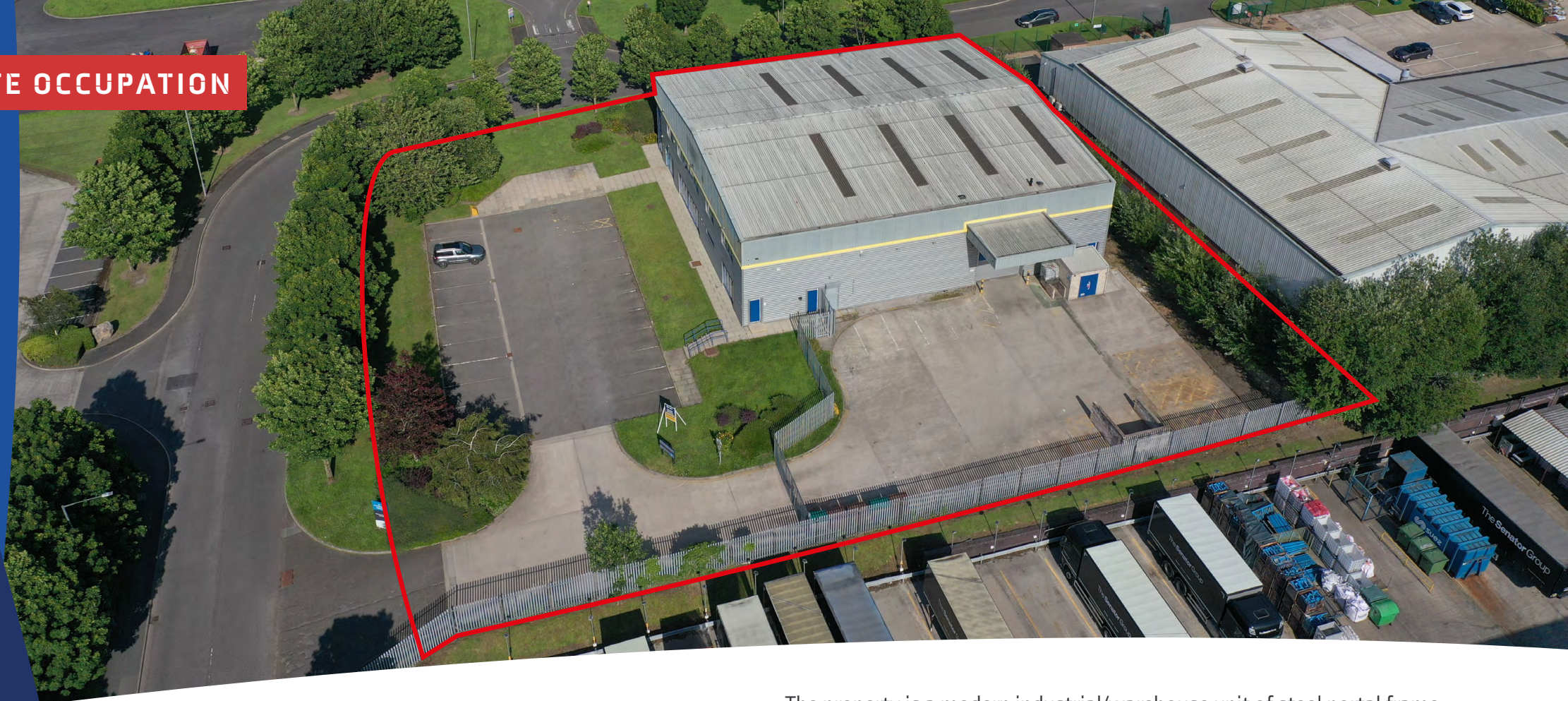
READY FOR IMMEDIATE OCCUPATION



GALLERY



UNIT B3
SYKESIDE DRIVE



DESCRIPTION

The property is a modern industrial/warehouse unit of steel portal frame construction, featuring two-storey offices with meeting rooms and break out areas all finished to a high standard.

Internally, the warehouse has concrete block walls to a height of approximately 2.4m and a minimum eaves height of 6.5m. It is well-equipped with LED lighting and gas-fired hot air heaters to ensure a well-lit and temperature-controlled environment.

The office accommodation benefits from full-height double-glazed aluminium-framed windows, providing excellent natural light and views over the car park. The layout includes board rooms and open plan office space on both floors, along with W/C facilities and kitchens.

Externally, the unit boasts a large yard behind secure palisade fencing. There is an additional car park with room for up to circa 25 cars.

READY FOR IMMEDIATE OCCUPATION



GALLERY

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UNIT B3
SYKESIDE DRIVE

SPECIFICATION

THE ACCOMMODATION BENEFITS FROM:



THE PROPERTY IS A
MODERN INDUSTRIAL/
WAREHOUSE UNIT OF
STEEL PORTAL FRAME
CONSTRUCTION



TWO-STOREY OFFICES
WITH MEETING ROOMS
AND BREAK OUT AREAS



DEDICATED SECURE
PRIVATE YARD



THE WAREHOUSE
BENEFITS FROM LED
LIGHTING AND GAS-
FIRED HOT AIR HEATERS



EXTERNALLY THERE IS A
CAR PARK WITH ROOM
FOR UP TO CIRCA 25
CARS IN ADDITION TO
THE YARD

READY FOR IMMEDIATE OCCUPATION



ACCOMMODATION

We have calculated the gross internal area of the premises to be as follows:

Floor	
Warehouse	7,678 SQ FT
Warehouse Mezzanine	1,772 SQ FT
Ground Floor Office & Amenity	1,748 SQ FT
First Floor Office	1,697 SQ FT
TOTAL	12,893 SQ FT



GALLERY >>>

UNIT B3
SYKESIDE DRIVE

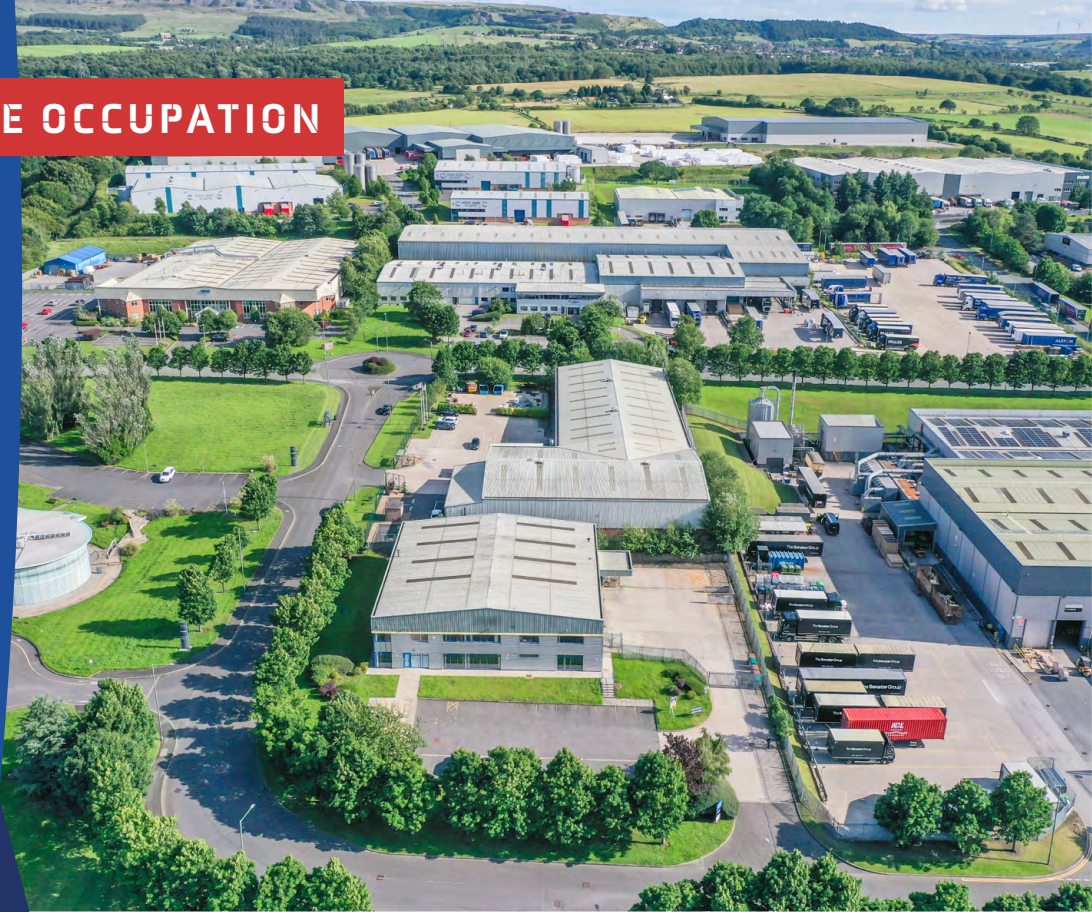


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GALLERY >>>

UNIT B3
SYKESIDE DRIVE



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GALLERY >>>

UNIT B3
SYKESIDE DRIVE

LOCATION

The property is situated on the popular Altham Business Park close to Junction 8 of the M65 motorway. Altham Business Park is an established commercial location with occupiers such as Simon Jersey, Coach House, and Senator International amongst many others.

With strong transport links, a skilled local workforce, and a well serviced industrial infrastructure, Altham Industrial Estate is an ideal choice for businesses looking to establish or expand their operations in the North West.



DRIVE TIMES

M65	8 mins	3 miles	Accrington	10 mins	3.8 miles	Manchester	45 mins	26.4 miles
M61	20 mins	15.9 miles	Burnley	14 mins	6.3 miles	Liverpool	1 hr 5 mins	50.2 miles
M6	22 mins	18.3 miles	Blackburn	20 mins	10 miles	Leeds	1 hr 5 mins	57.0 miles



M65 & M6
motorways
nearby



Blackburn
town centre
10 miles



A583 Preston
New Rd nearby



Huncoat train
station within
2 miles



Port of
Liverpool
1 hour

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GALLERY >>>

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SYKESIDE DRIVE



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GALLERY



UNIT B3
SYKESIDE DRIVE

CONTACT DETAILS



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