

**TO LET**  
**(May Sell)**



Unit 4B, Greenvale Business Park, Todmorden Road, Littleborough, OL15 9EG

**11,000 sq ft approx.**

## Modern Warehouse with offices

- Modern clear span warehouse
- 5.6metre eaves
- Secure gated site
- Electric roller shutter door
- **RENT ON APPLICATION**



## Unit 4B, Greenvale Business Park, Todmorden Road, Littleborough, OL15 9EG



### Location

The unit is located on Greenvale Business Park, which is situated just off Todmorden Road, Littleborough.

Greenvale Business Park and the surrounding area are welcome to some well-known occupiers such as Mauser, PDS, CRP and Ken Mills Engineering.

The property is situated within 1.5 miles of Littleborough Town Centre and is approximately 4 miles from Junction 21 of the M62.

### Description

The property comprises of a modern clear span warehouse and benefits from the following:

- Steel portal frame construction
- 5.6 metre eaves
- Access via a full height electric loading door
- 3 phase electricity (KVA)
- The site entrance is secured by an electric barrier
- Integral offices

### Rental

The property is available on a leasehold basis and the rent is available on application.

Alternatively, consideration to a sale may be given.

### Legal Costs

Each party will bear their own legal costs.

### Rating

We advise that all parties contact the relevant local authority to obtain the rateable value.

### VAT

Finance Act 1989 – unless otherwise stated all prices and rents are exclusive of VAT

### Subject to Contract

The property is offered subject to formal contract / lease.

### Viewing

Viewings strictly by appointment with the following agents:

**John Barton** [john@bcrealestate.co.uk](mailto:john@bcrealestate.co.uk)

**Marc Wright** [marc@barton-kendal.co.uk](mailto:marc@barton-kendal.co.uk)

**Simon Hampson** [simon.hampson@avisonyoung.com](mailto:simon.hampson@avisonyoung.com)