

TO LET (May Sell)



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

11,000 sq ft approx.

Modern Warehouse with offices

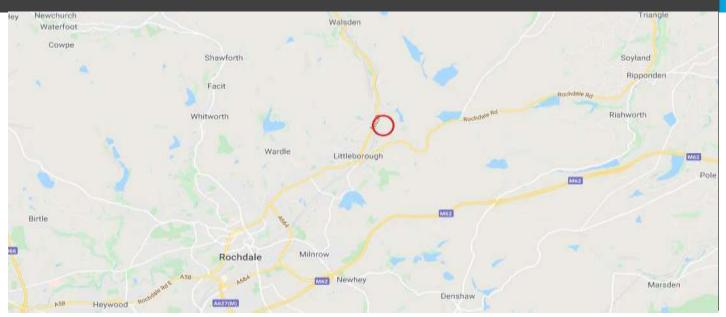
- Modern clear span warehouse
- 5.6metre eaves
- Secure gated site
- Electric roller shutter door
- RENT ON APPLICATION







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 them M62.

Description

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

- Steel portal frame construction
- C₅.6 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 lease hold 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 rate able 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

Marc Wright marc@barton-kendal.co.uk

Simon Hampson simon.hampson@avisonyoung.com

