



Three Point Business Park, Charles Lane, Haslingden, Rossendale, BB4 5EH

A series of modern industrial/trade counter units, of steel portal frame construction with uninterrupted manufacturing/warehouse space.

Tenure	To Let
Available Size	3,031 to 13,900 sq ft / 281.59 to 1,291.35 sq m
Rent	£1,768.00 - £2,047.00 per month
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- > Excellent communication links
- > Flexible working space
- > Roller Shutter Doors
- > Three Phase Power

Description

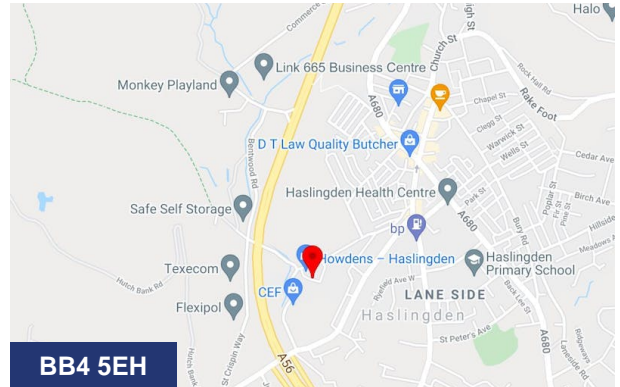
The majority of the units on the estate have offices either on the ground floor or mezzanine levels, a small kitchen area and disabled WC. All units benefit from roller shutter door and separate personnel door access, a minimum eaves height of 6m, three phase power and an alarm system. There is also ample space for parking and loading.

Location

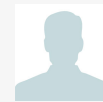
Three Point Business Park is located on Waterside Road on Carrs Industrial Estate. It is within two minutes of the A56 Haslingden bypass, which connects the M66 (Manchester & Bury) with the M65 (Blackburn and Burnley).

Accommodation

Description	sq ft	Rent	Service charge
Unit 6	3,510	£1,750 /month	£293 /month
Unit 7	3,031	£1,768 /month	£252 /month



Viewing & Further Information



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