

# Huncoat Business Park, Huncoat

Unit A, Huncoat Business Park,  
Huncoat, Accrington BB5 6NJ

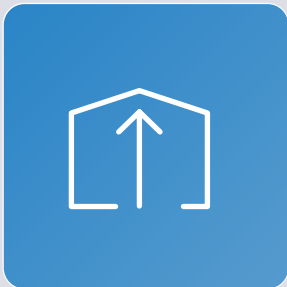
Warehouse unit to let  
78,889 sq ft



Fully refurbished

# Warehouse unit to let

78,889 sq ft



Eaves height 11m



6x dock level access doors



4 level access doors



Large secure yard



Self contained site



Fully refurbished

The unit comprises a modern steel portal frame construction with insulated profile steel cladding to both the walls and roof, incorporating double-skin translucent roof panels for natural light.

Internally, the premises feature solid concrete flooring, a generous minimum eaves height of 11m, and roller shutter doors for efficient loading access. The ground floor includes amenity facilities and an office area, while the first floor provides additional office accommodation.

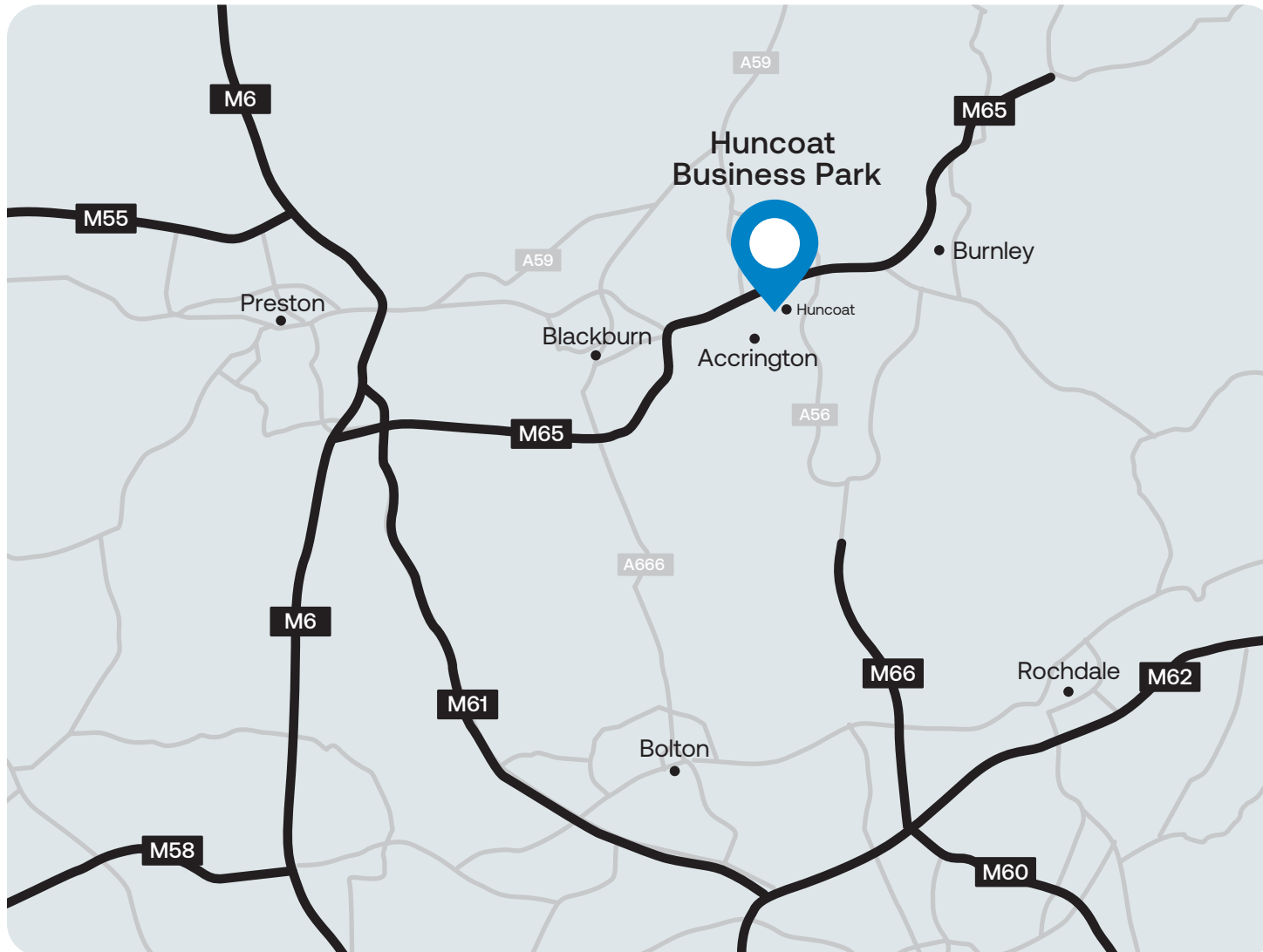
Externally, the property benefits from substantial vehicle parking to the front and a large central loading and yard area to the rear.

# Site plan & accommodation

Unit	Property Type	Area (Sq Ft)	Availability
Unit A	Warehouse	78,889	Immediately
<b>Total</b>		<b>78,889</b>	



# Location



The property is situated on Huncoat Business Park, Accrington, a well-established and strategically positioned commercial location approximately 2 miles from Junction 8 of the M65 motorway. This prime location offers excellent connectivity to the wider North West region, making it ideal for logistics, distribution, and a range of industrial uses.

Notable occupiers in the immediate vicinity include Senator, Progen International, and Forterra, alongside a variety of other well established businesses.

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[Book a viewing](#)

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## Further information:

**EPC**  
EPC is payable upon request.

**Terms**  
Available on new full repairing and insuring leases.

**VAT**  
VAT will be payable where applicable.

**Legal Costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

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