

# Hampton Heath

Hampton Heath Industrial Estate, Station Road Malpas SY14 8LU

Warehouse | 1,001 ft<sup>2</sup>



Three-phase electricity



On-site parking



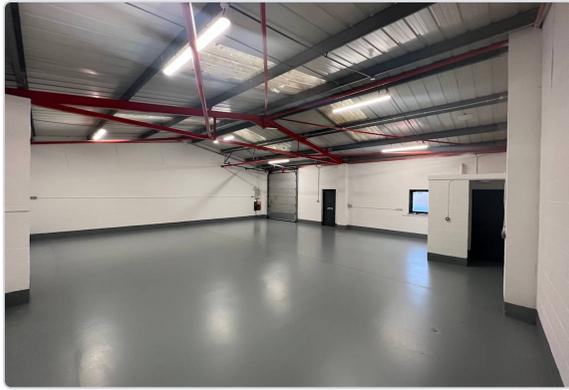
24 hour access



Roller shutter doors

Available to Let





## Description

Hampton Heath Business Park offers ten workshop units designed to meet the needs of small businesses. The units are of steel portal frame design with part blockwork, part steel clad elevations and a steel-clad roof. Each unit benefits from up-and-over roller shutter doors, mains gas and three-phase electricity. Externally, the business park offers car parking and yard space. "Photos are indicative"

## Further information

**EPC Unit**  
7: B

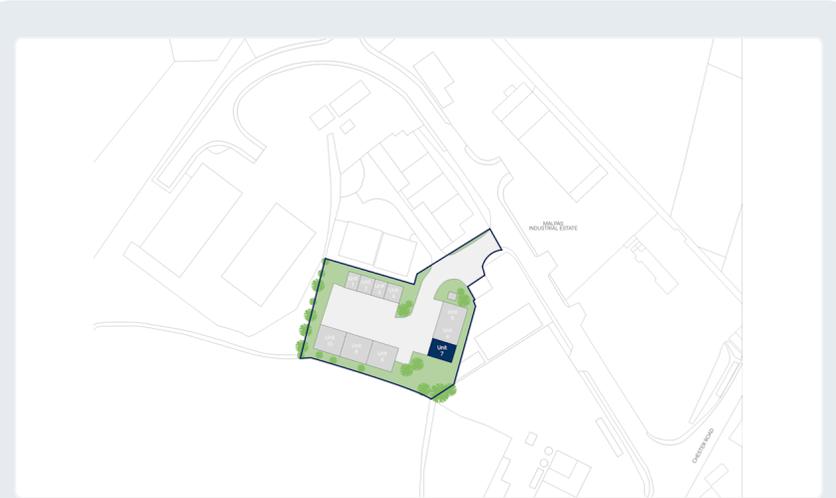
**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

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

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

## Location

The estate is located just off the A666 that links Darwen to the North and Bolton to the South. Junction 4 of the M65 motorway is 2.7 miles away and roughly a 7 minute drive. The M65 motorway links to the M61, M66 and M6 motorways.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 7	Warehouse	1,001	Immediately	920
Total		1,001		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

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