

Property Consultants



To Let

2 St Crispin Way, Haslingden BB4 4PW



- Self-Contained Warehouse/Office Premises
- Potential to Increase the Warehouse Footprint
- 115 Demised Car Parking Spaces
- Immediately Available To Let on a New Lease
- Totalling 22,258 sq ft (2,068 sq m)
- Quoting £97,500 Per Annum – **Only £4.38 per sq ft!**

www.crosthwaitecommercial.com

LOCATION

2 St Crispin Way occupies a prominent position within an established commercial and industrial area of Haslingden, benefiting from excellent regional connectivity. The property enjoys direct access to the A56 and is just a short distance from the M65 and M66 motorway networks, providing fast links to Manchester, Blackburn, Burnley and the wider North West.

The property is surrounded by modern office, industrial and trade premises, making it ideal for companies seeking a professional base among complementary commercial occupiers. Local amenities, services and retail facilities are readily available within Haslingden, as well as good transport connections and convenient access to nearby towns and residential areas.

DESCRIPTION

The building is located on St Crispin Way and comprises of a self-contained hybrid warehouse and office premises totalling 20,258 sq ft.

The office accommodation expands over the ground and first floor and comprises modern facilities, benefiting from open plan areas, private meeting rooms, kitchen and WC's.

There is warehousing on either side of the buildings, benefitting from a full height roller shutter for loading access. There is potential to expand the footprint of the warehouse, by taking down the mezzanine.

The unit comes with 115 car parking spaces.

ACCOMMODATION (All areas are approximate)

Warehouse	5,052 sq ft	469.3 sq m
Warehouse (Under mezz)	3,135 sq ft	291.2 sq m
Ground Floor Offices	6,000 sq ft	557.4 sq m
First Floor Offices	8,071 sq ft	749.9 sq m
Total	22,258 sq ft	2,068 sq m



RENT

£97,500 per annum exclusive.

LEASE

A new lease is available directly from the landlord for a term by arrangement.

VAT

VAT is payable at the prevailing rate.

RATING

Business Rates available on request. Interested parties are advised to make their own enquires with the relevant authorities.

ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 76 - D. Certificate available on request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

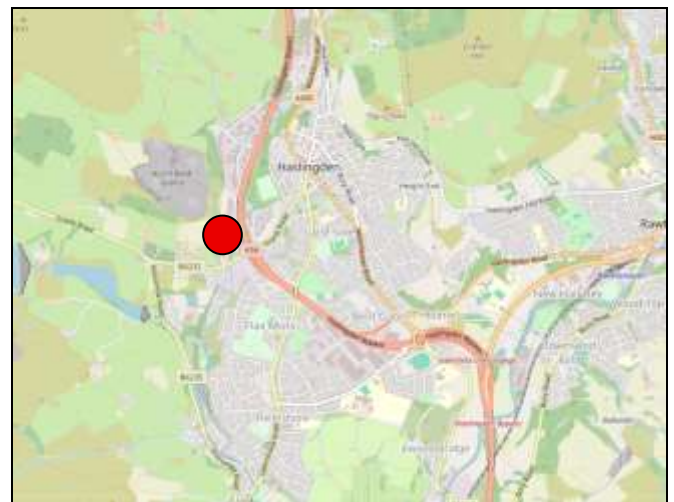
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below:

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY November 2025