

**Lot 28, Plot 3, Unit 4, Petre Road, Clayton Le Moors, Accrington,
Lancashire BB5 5JQ**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial & Office Ground Rent Investment

- Let for an unexpired term of 86 years
- 5 yearly upward only Rent Reviews to the greater of £2,047.00 per annum or 3% of the Rack Rental value of the building
- Approx. floor area of 2,535.90 sq m (27,296 sq ft)
- Total site area of approximately 0.74 Ha (1.83 Acres)
- Approx. 28% site coverage
- Established business park location
- Excellent motorway access via junction 7 of the M65

Lot
28

Auction
16th July 2026

Rent
£2,650 per Annum Exclusive

Status
Available

Sector
Office, Industrial, Ground Rent

Auction Venue
Live Streamed Auction

Location

Miles 5.5 miles east of Blackburn, 25 miles north of Manchester

Roads M65, A56, A680

Rail Accrington Railway Station

Air Manchester Airport

Situation

Clayton Business Park is a busy and well established industrial and commercial location, situated approximately 1 mile north east of Accrington town centre and immediately south of Clayton Le Moors. The locality is strategically situated immediately north of the M65 motorway (Junction 7) providing easy road communications to the major north-west cities including Blackburn, Preston and Manchester.

The property is situated on the eastern side of Petre Road.

Tenure

Freehold.

Description

The demised property comprises a site area of approximately 0.67 Ha (1.63 Acres) upon which is constructed a substantial industrial building with integral office accommodation, benefitting from three vehicle access loading doors and an eaves height of approximately 6 m (19ft). The property also benefits from ample car parking and a site coverage of approximately 28%, with associated car parking. The property also includes a separate strip of land to the east equating to approximately 0.07 Ha (0.18 Acres).

VAT

VAT is applicable to this lot.

Note

Plot 1, Plot 2 Units 1-10, Plot 4 Units 1-7, Plot 7 Units 5&7 are to be offered separately as lots 32, 30, 29, 31.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas sq m (1)	Floor Areas sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Ground First	Industrial/office Office	1,947 588.90	(20,957) (6,338)	INDIVIDUALS	125 years from 25/03/1987 until 2112	£2,650.00	25/03/2027 and 5 yearly. The rent is reviewed upward only to the greater of £2,047.00 per annum or 3% of the Rack Rental value of the building (See Rent Review provision in the lease which is available in the Legal Pack)
Strip of Land to the east of Plot 3	Land	0.07 Ha	(0.18 Acres)	VACANT POSSESSION	-	-	
Total Approximate Floor Area		2,535.90	(27,296)			£2,650.00	

(1) The floor areas stated above are those published by the Valuation Office Agency (www.voa.gov.uk).

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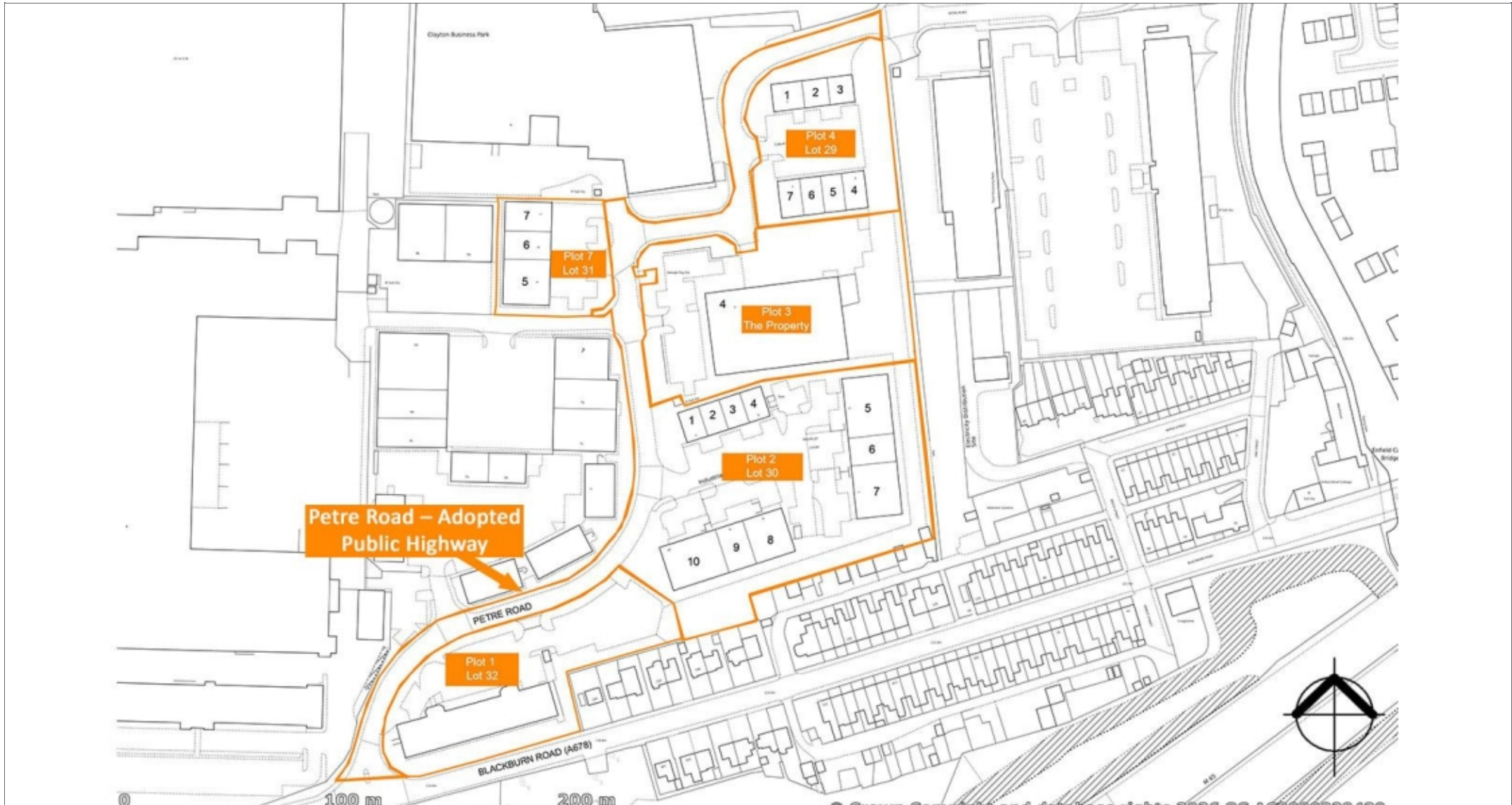
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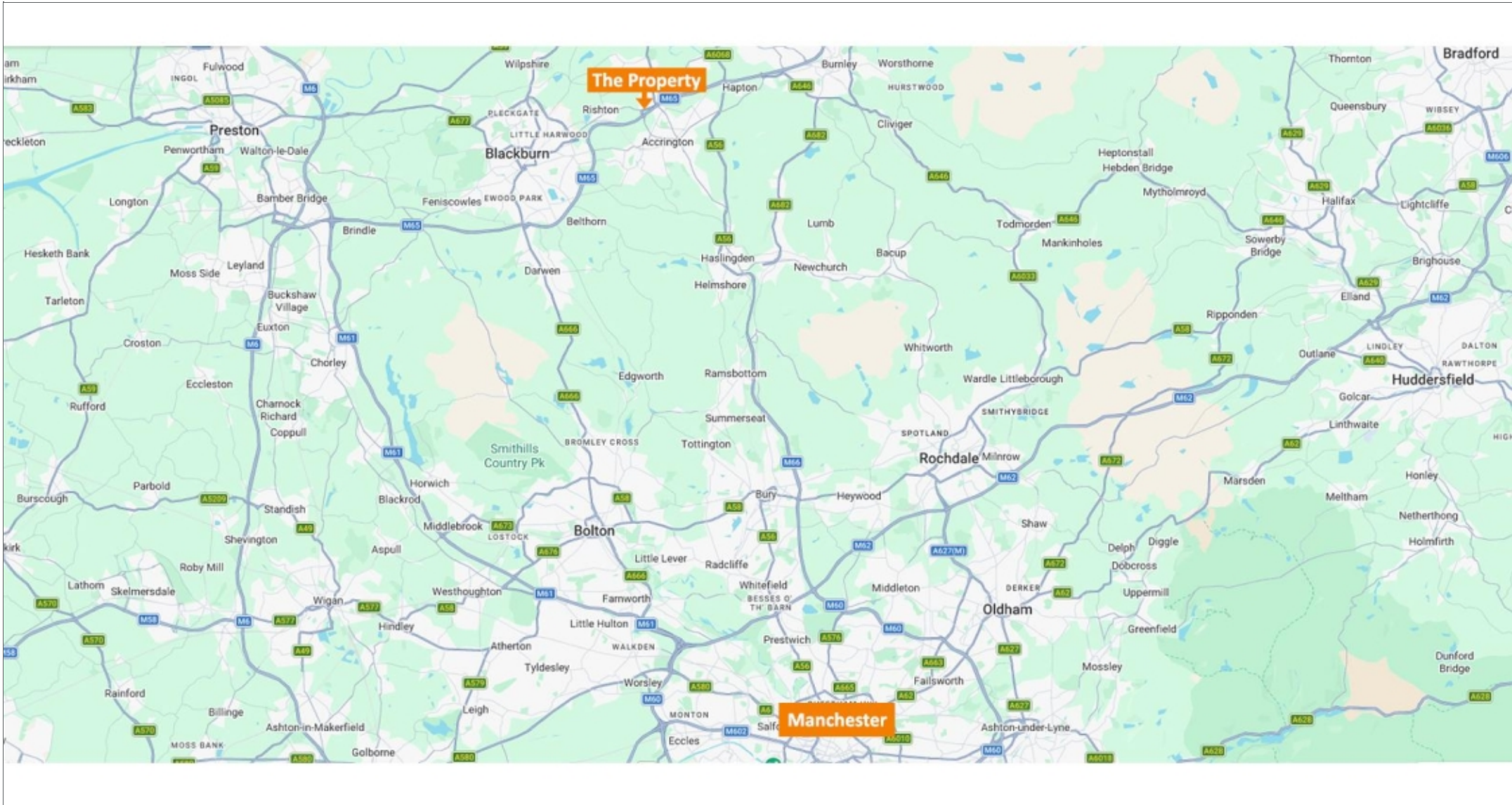
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