

**Lot 32, Plot 1, Red Rose Court, Clayton Business Park, Petre Road, Clayton Le Moors, Accrington,  
Lancashire BB5 5JR**

For sale by Auction on 16th July 2026 (unless sold or withdrawn prior)



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## Property Information

### Freehold Office Ground Rent Investment

- Let for an unexpired term of 86 years
- 5 yearly upward only Rent Reviews to the greater of £3,300 per annum or 3% of the Rack Rental value of the building
- Approx. floor area of 1,769.30 sq m (19,044 sq ft)
- Total site area of approximately 0.55 Ha (1.37 Acres)
- Approx. 19% site coverage
- Established business park location
- Excellent motorway access via junction 7 of the M65

**Lot**  
32

**Auction**  
16th July 2026

**Rent**  
£3,750 per Annum Exclusive

**Status**  
Available

**Sector**  
Office, 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 north side of Blackburn Road (A678) at it's junction with Petre Road at the entrance to the Clayton Business Park.

### Tenure

Freehold.

### Description

The demised property comprises a site area of approximately 0.47 Ha (1.17 Acres) upon which is constructed a two storey office building with associated car parking. The property also includes a separate strip of land to the south equating to approximately 0.08 Ha (0.20 Acres).

### VAT

VAT is applicable to this lot.

### Note

Plot 2 Units 1-10, Plot 3 Unit 4, Plot 4 Units 1-7, Plot 7 Units 5&7, are to be offered separately as lots 30, 28, 29, 31.

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**Tenancy & Accommodation**

| Floor                                | Use           | Floor Areas sq m (1) | Floor Areas (sq ft) | Tenant   | Term                                 | Rent p.a.x.      | Rent Reviews   |
|--------------------------------------|---------------|----------------------|---------------------|--|--------------------------------------|------------------|--|
| Ground First                         | Office Office | 886.50<br>882.80     | (9,542)<br>(9,502)  | EAST LANCASHIRE CHAMBER OF COMMERCE AND INDUSTRY (CRN: 00024084) | 125 years from 25/03/1987 until 2112 | £3,750.00        | 25/03/2027 and 5 yearly. The rent is reviewed to the greater of £3,300 per annum or 3% of the Rack Rental value of the buildings (See Rent Review provision in the lease which is available in the Legal Pack) |
| Strip of Land to the south of Plot 1 | Land          | 0.08 Ha              | (0.20 acres)        | EAST LANCASHIRE CHAMBER OF COMMERCE AND INDUSTRY (CRN: 00024084) | 125 years from 25/03/1987 until 2112 | Peppercorn       | -  |
| <b>Total Approximate Floor Area</b>  |               | <b>1,769.30</b>      | <b>(19,044)</b>     |  |                                      | <b>£3,750.00</b> |  |

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

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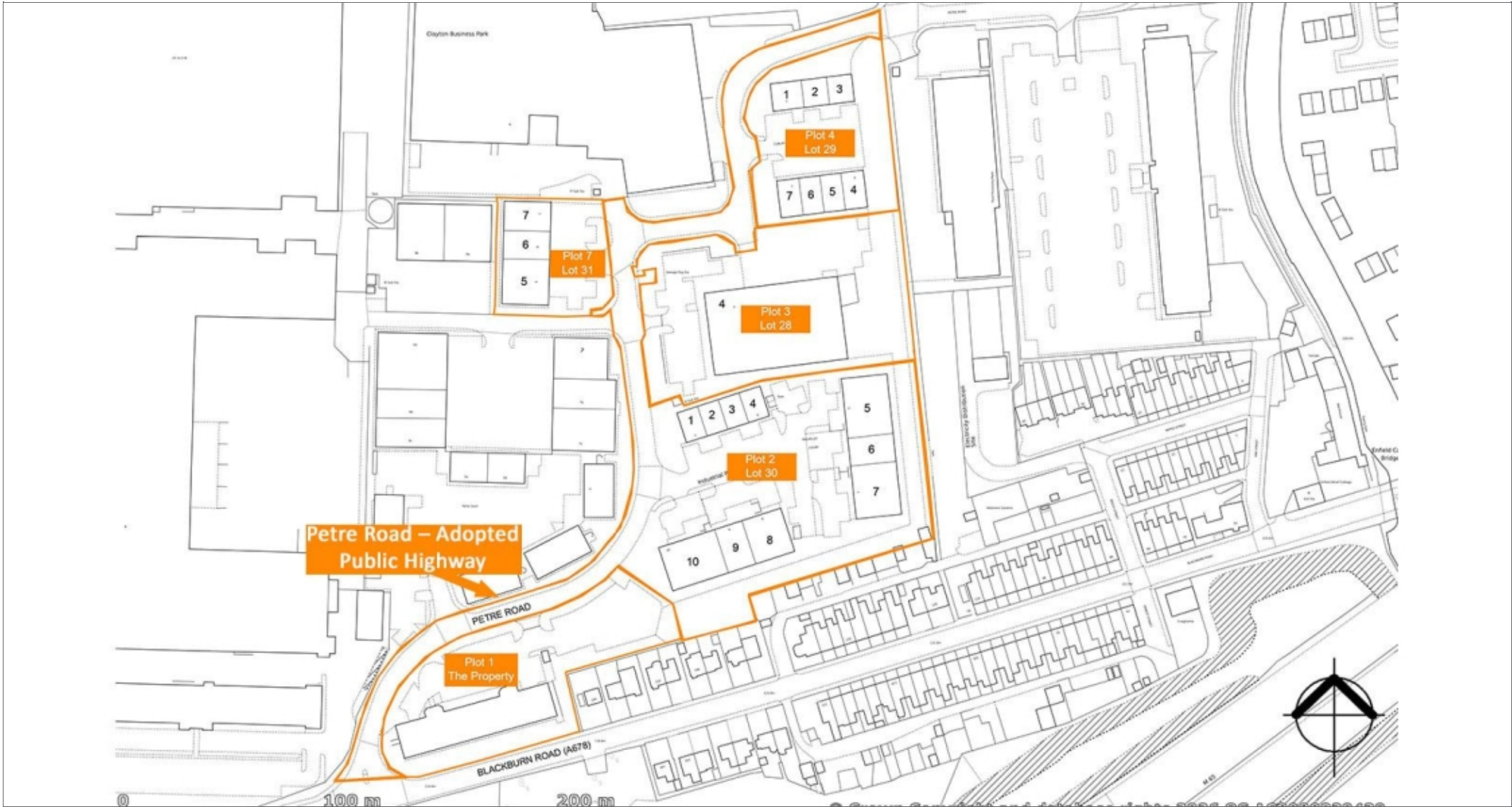
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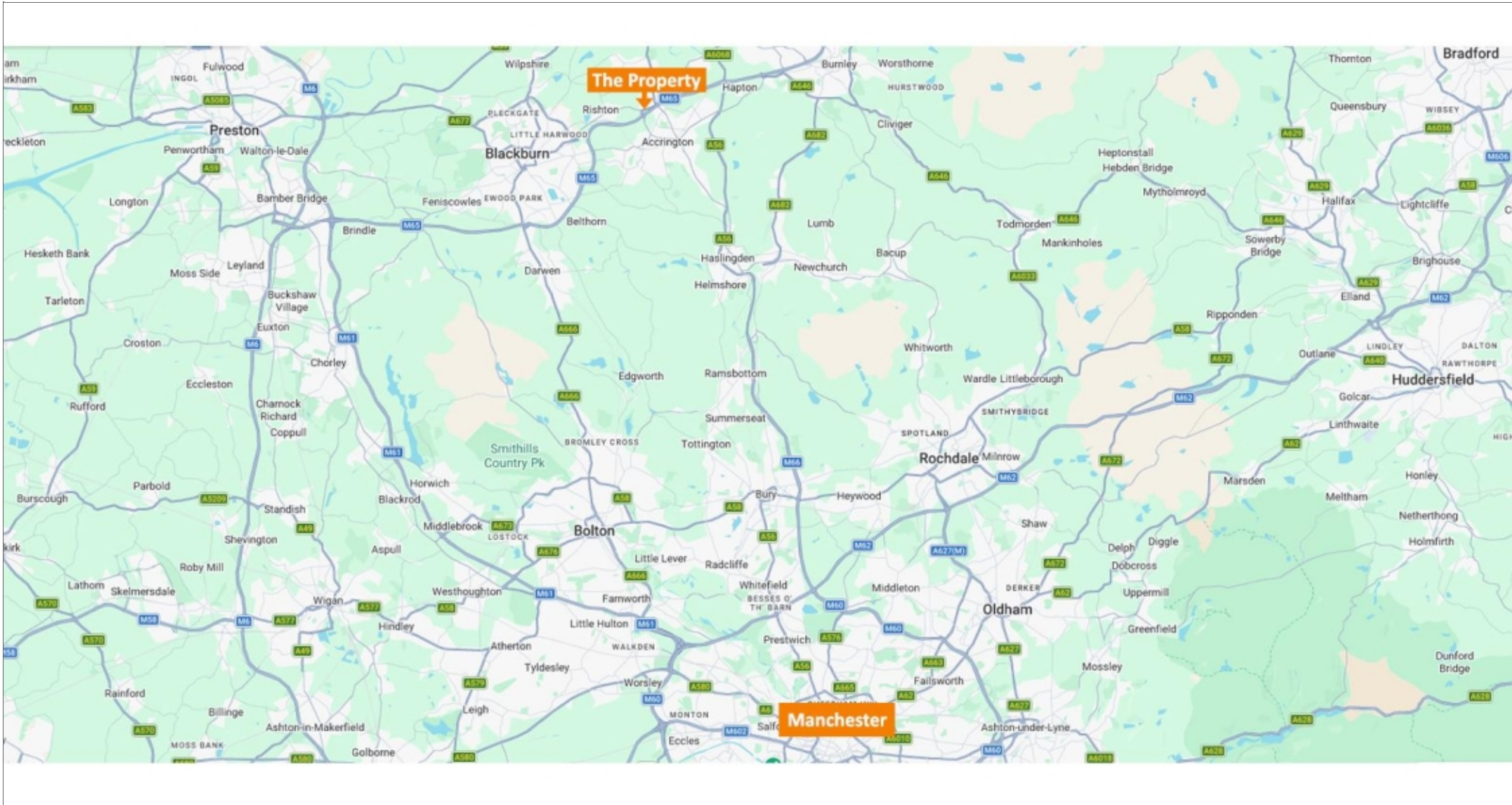
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## Contacts

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2024