



# Investment Property For Sale

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**Bell Street Works,  
Bell Street,  
Haslingden, BB4**



**CITRUS**  
COMMERCIAL CIRCLE





# AVAILABLE NOW - Industrial Unit/Office & Large Yard

**Property Type: Investment Property  
(Rental Income Producing)**

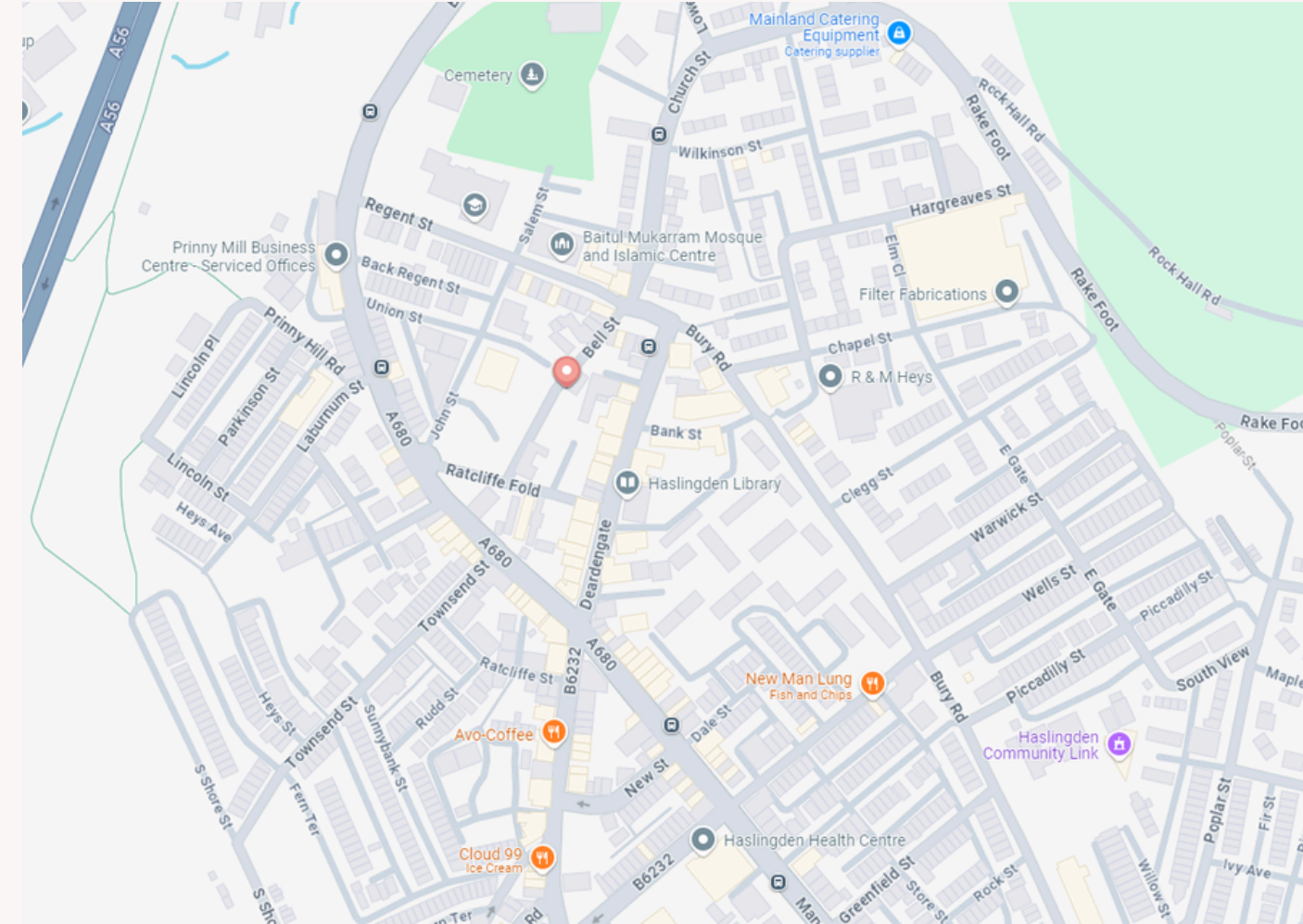
**Unit Size: 2250 sq ft**

**Sector: Industrial**

**Sale Price: Price on Application**



# Bell Street Works, Bell Street, Haslingden, BB4 5PX



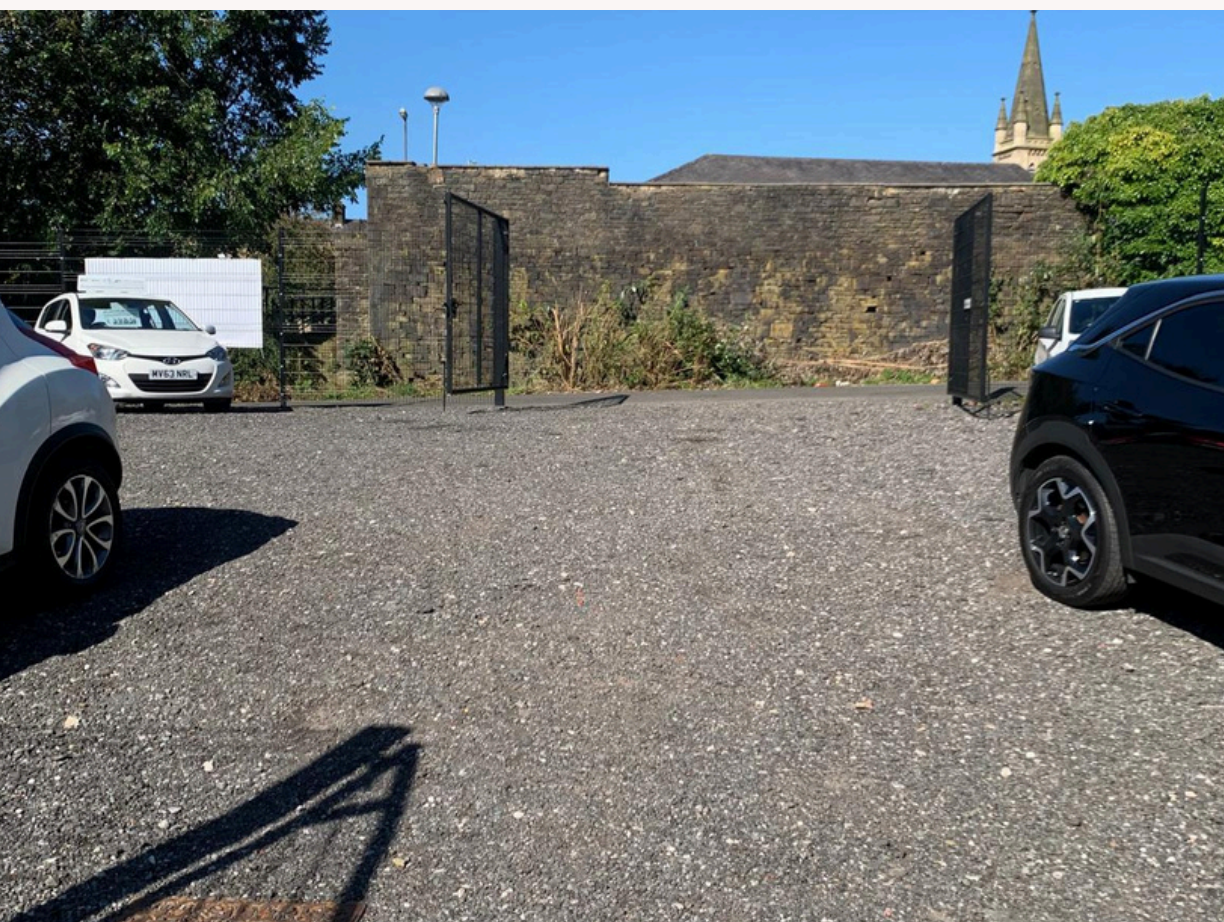
Bell Street (BB4 5PX) boasts excellent transport convenience. Located near the A56, it offers easy access to major road networks, including the M65 and M66 motorways, providing quick routes to surrounding towns and cities such as Blackburn, Burnley, and Manchester. The location's connectivity makes it ideal for logistics, distribution, and commuting, with the added benefit of local public transport options for accessibility.





# Property Features

- Rental Income Producing
- 2,250 sq. ft. industrial unit with large yard
- Newly refurbished, self-contained premises
- Includes 500 sq. ft. of office space over two stories
- Ample Car Parking
- Gated Park Entrance
- Vehicle Access & Turning area





# External Yard/Parking Spaces

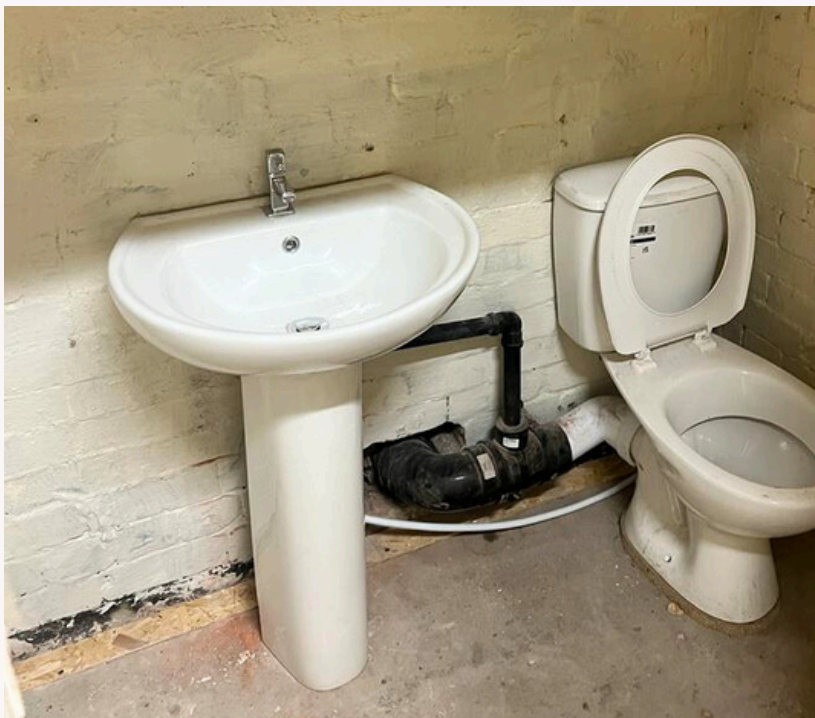
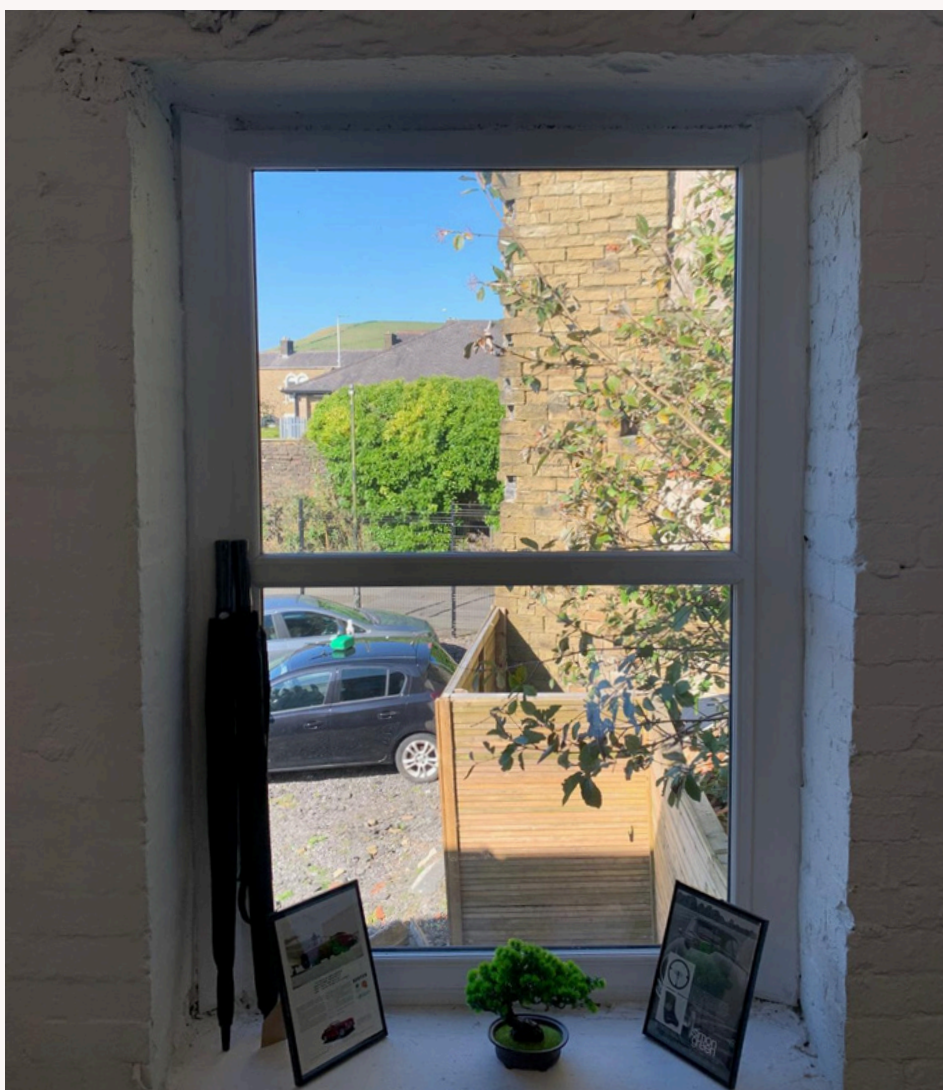
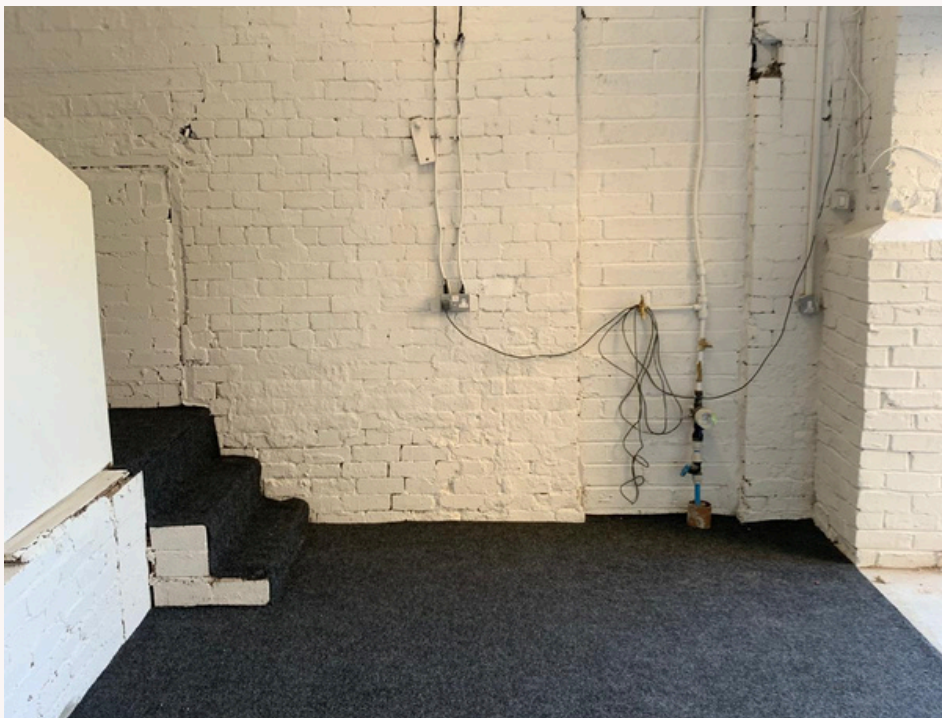
The property includes a spacious 1,750 sq. ft. yard, providing ample outdoor working area or storage space. The large yard is perfect for vehicle access and manoeuvrability, making it ideal for industrial operations.

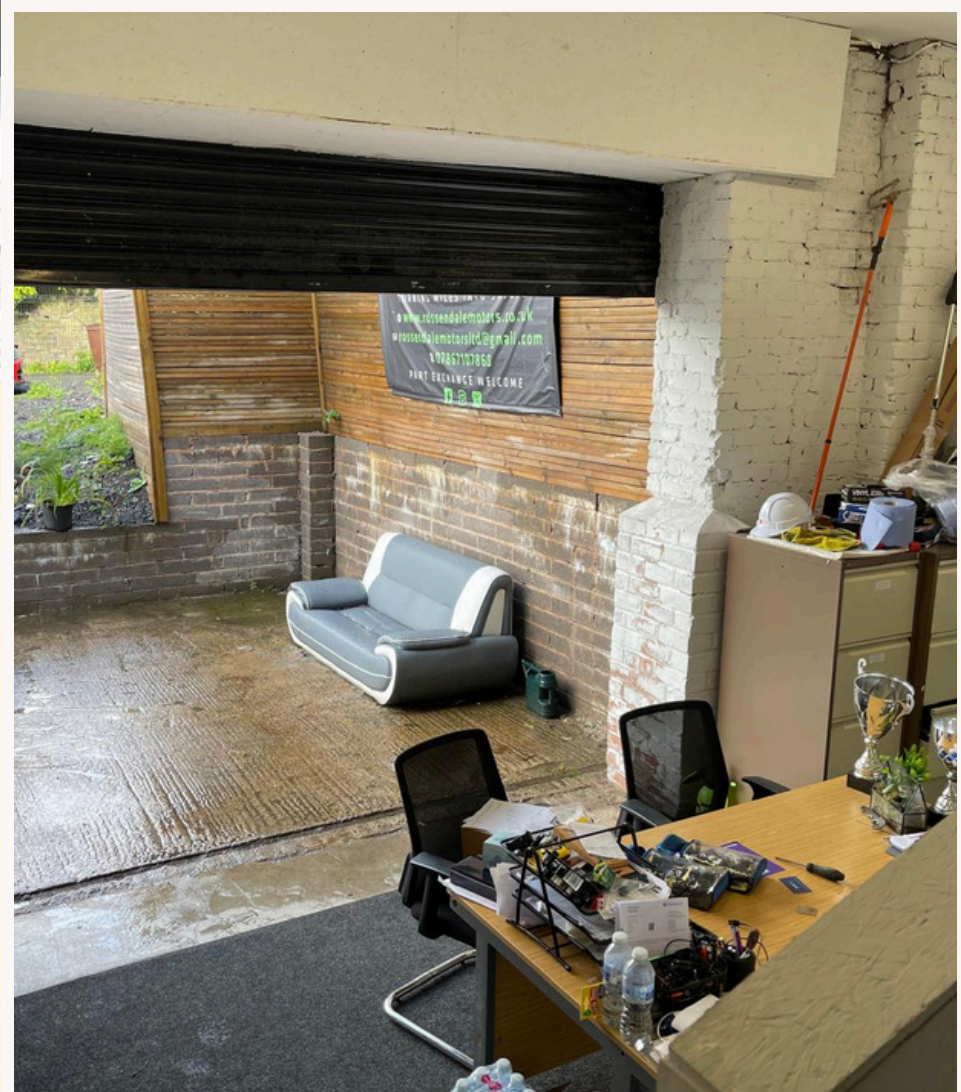
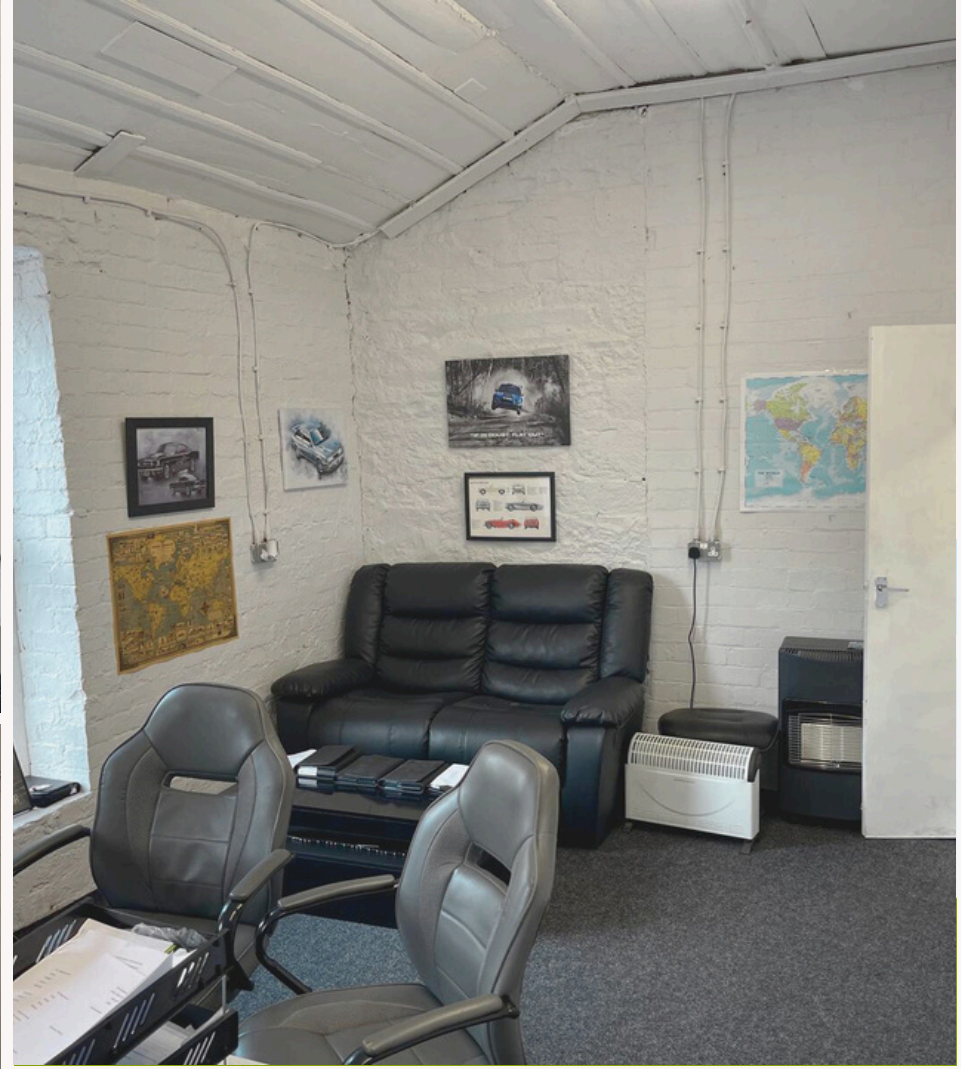




# Units Internal View

The remainder of the unit offers flexible internal space that can accommodate a range of operational or workshop requirements. The refurbished condition ensures a tidy, functional, and adaptable area suited to different commercial uses.





# Office Area

The unit features well-appointed office space spread over two floors, providing an ideal environment for administrative activities. The refurbishment has created a modern, clean, and professional workspace suitable for a variety of business needs.



# CONTACT US



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