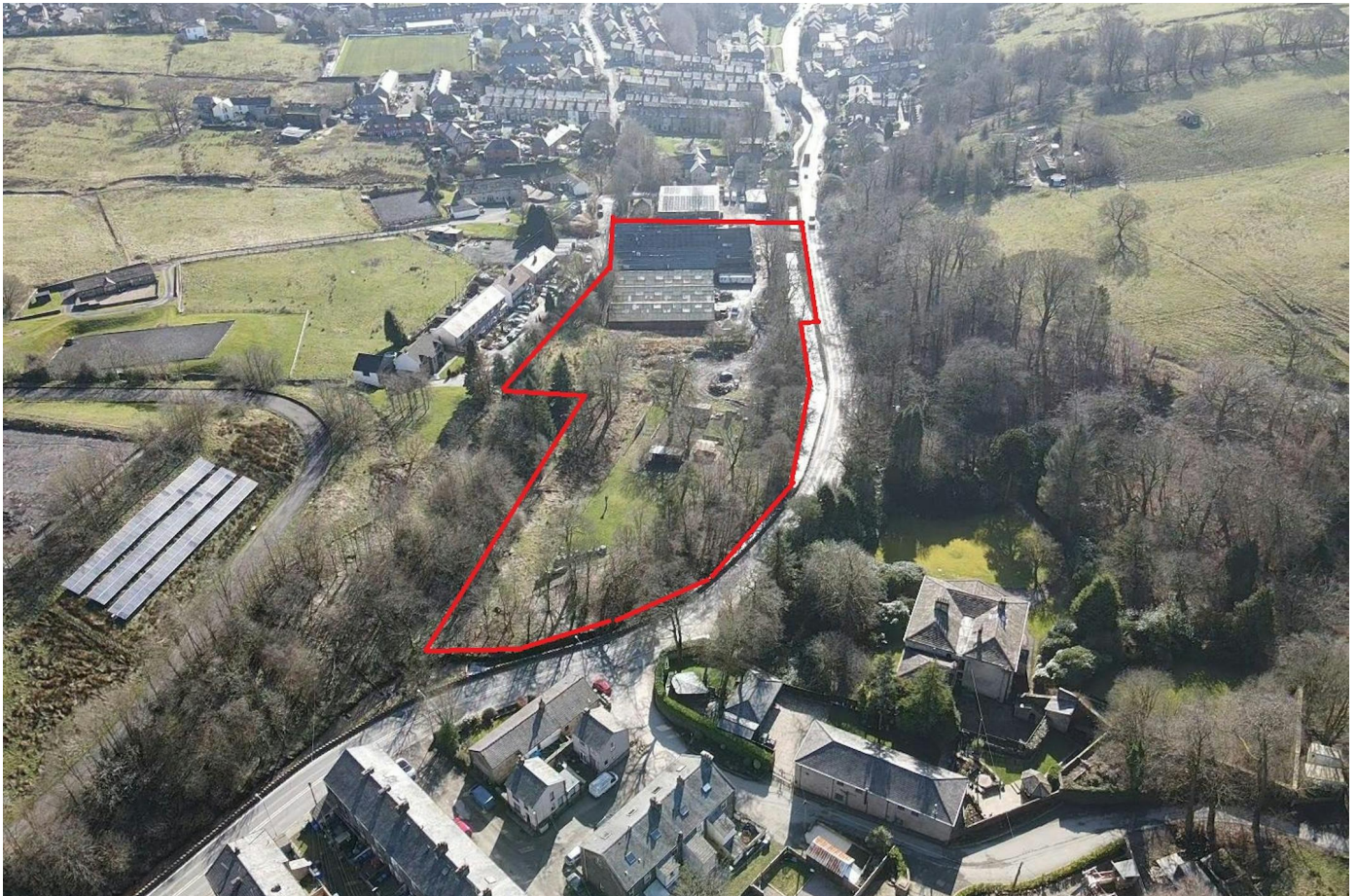


Bacup

Meadows Mill, OL13

38,000 sqft Industrial Unit on an
EXTENSIVE PLOT of
approximately 3.2 acres



Summary

Demise 1 Floor

Size 38,000 sq ft (3,530.32 sq m)

Rates Payable

Viewing strictly by prior appointment with MBRE

Summary

Available Size	38,000 sq ft
Price	Offers in the region of £1,200,000
Business Rates	Upon Enquiry
EPC Rating	C

Key Features

- Industrial Site
- Freehold Title Numbers - LA428002 & LA534290
- Low Site Coverage - Overall site area 3.2 acres
- Refurbishment / Development Opportunity
- Suitable for owner occupier or Multi Let Industrial Investment

Description

An 38,000 sq.ft. Industrial Unit. The property which can be summarised as follows:

- Industrial Unit
- Steel Frame Construction with part north light construction and part pitched roof
- Main warehouse 3.5m to the underside of the steel frame
- 4 x full height loading doors 3.2m Height - 4m Width
- Capable of being occupied as one unit or 4 separate units
- Suitable for owner occupier, multi tenanted investment or redevelopment
- On a site area of approximately 3.2 acres
- Extensive gas & three phase power supply

Location

Located in the Rossendale Valley of East Lancashire, close to the Greater Manchester and West Yorkshire borders.

The site provides excellent road connectivity. Fronting Burnley Road (A671), a primary route linking Bacup directly to Burnley (7 miles north) and onward to the M65 motorway. To the west, Bacup is connected via the A681 to Rawtenstall (4 miles away), leading to the M66 (approximately 6–7 miles from the site) and further to the M60/M62 motorway network. These routes provide quick access to Greater Manchester (Bacup is about 17 miles north of central Manchester) and other key regional markets. To the south on the A671 is Rochdale (8.5 miles) and its connection to the M62. To the east Todmorden is connected by A681(5.7 m) which leads into West Yorkshire

Viewings

Strictly by appointment with sole agents MBRE
0161 850 1111
mb@mbre.space

VAT

All figures quoted are exclusive of maybe subject to VAT

EPC

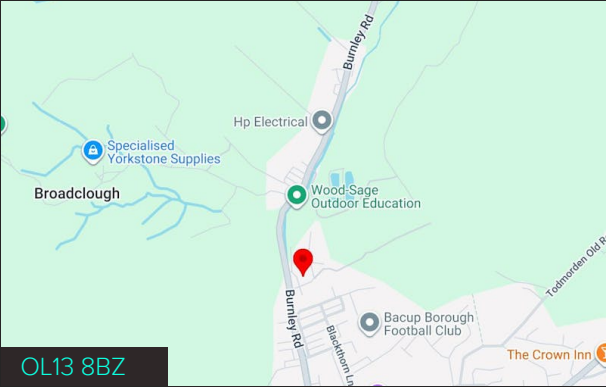
C

Price

£1.2m

Tenure

Freehold
Title - LA428002
Title - LA534290



Viewing & Further Information



Michael Blackshaw
0161 850 1111 | 07792201467
mb@mbre.space

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