

INDUSTRIAL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

FOR SALE

**NEW WAREHOUSE / BUSINESS UNITS
CLOSE TO JUNCTION 8, M65**

FROM 144 SQ.M. (1,550 SQ.FT.)



**BLACKBURN ROAD
SIMONSTONE
BB12 8UE**

LOCATION

Situated close to Junction 8 of the M65 motorway between Shuttleworth Mead and Altham Business Parks.

Junction 8 of the M65 links with the A56 Accrington bypass and the M66 to the south.

DESCRIPTION

A new development of three plots of warehouse/business units ranging in size from 1,550 sq.ft. to 5,620 sq.ft.

The units will be built to modern standards including insulated walls and roof. Access via a loading door to the front elevation and internally will benefit from an eaves height of approximately 6m and include w.c., brew station, emergency lighting and fire alarm.

ACCOMMODATION

See Schedule.

SERVICES

All mains services will be available including three phase electricity. The exception being gas which will be confirmed in due course.

SERVICES RESPONSIBILITY

It is the prospective purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective purchaser's/ responsibility to verify that their intended use is acceptable to the local planning authority.



RATING

The units will have to be assessed upon occupation. An estimate can be provided if required. The smaller units are likely to benefit from Small Business Relief if the occupier is eligible.

PRICE

See Schedule.

SERVICE CHARGE

A service charge will be levied on all occupiers within the site to cover management and maintenance of the common external areas.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate will be provided upon practical completion.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR TAYLOR WEAVER 01254 699030.



SCHEDULE OF AVAILABILITY

BLACKBURN ROAD SIMONSTONE

Unit No.	Size	Price
One GF & FF	5,200 sq.ft.	RESERVED
Two	1,550 sq.ft.	SOLD
Three	1,550 sq.ft.	SOLD
Four	2,325 sq.ft.	SOLD
Five	2,325 sq.ft.	SOLD
Six	1,550 sq.ft.	£199,000
Seven	1,550 sq.ft.	RESERVED
Eight	1,550 sq.ft.	RESERVED
Nine	1,550 sq.ft.	£199,000
Ten	1,550 sq.ft.	£199,000
Eleven	1,550 sq.ft.	SOLD
Twelve	1,550 sq.ft.	SOLD
Thirteen	2,325 sq.ft.	RESERVED

A service charge is levied on all occupiers within the business park for management and maintenance of the common external areas. The proposed charge is 30p per sq.ft.

A ground rent is also applicable. The ground rent will be between £250 to £500 per annum depending upon the size of the plot. Details upon request.