

INDUSTRIAL

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

TO LET

LARGE MANUFACTURING / WAREHOUSE / STORAGE UNITS

487 SQ.M. TO 4,366 SQ.M.
(5,246 SQ.FT. TO 47,000 SQ.FT.)

- 24/7 MANNED SECURITY GATE
- EXTENSIVE PARKING AND LOADING AREAS
 - EASY MOTORWAY ACCESS
- SUBSTANTIAL POWER AVAILABILITY



J8, M65
TIME TECHNOLOGY PARK
BLACKBURN ROAD
SIMONSTONE
BURNLEY
BB12 7NQ

LOCATION

Situated on Blackburn Road (A678) adjacent to the J8, M65 access road and Padiham by-pass (A6068) junction.

DESCRIPTION

Warehousing storage and manufacturing units within a secured Business Park site. Delivery by internal bay, dock level or ramp. Minimum eaves height approximately 6.07m (19'11"). Units are interconnected by roller shutters.

Yard areas for parking and loading together with a large car park at the rear of the site.

ACCOMMODATION

See Schedule.

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

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

REPAIRS

Internal repairing

RATING

The Valuation Office confirms the rateable values as per the schedule. Contact Ribble Valley Borough Council on 01200 425111 to confirm rates payable.

RENTAL

See Schedule.

VAT

VAT is charged upon the rental.

SERVICE CHARGE

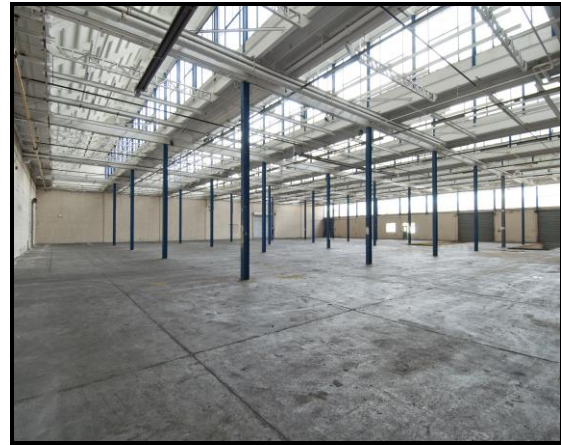
A service charge, to include buildings insurance, is levied by the landlord for the external repairs, maintenance and upkeep of the communal areas and site security.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



SCHEDULE OF ACCOMMODATION

| Unit No. | Size | Description | Rental |
|----------|---------------|--------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|
| Unit 4 | 47,000 sq.ft. | 8m high, 6 internal loading bays of which 4 are 40ft. Mezzanine floor/despatch office Office/canteen area 1,500 sq.ft. Toilets | £3.50 per sq.ft. plus service charge. Available March 2020 |
| Unit 5 | 11,513 sq.ft. | External loading bays & forklift truck ramp | £3.50 per sq.ft. plus service charge. |
| Unit 0B | 5,246 sq.ft. | Unit with shutter access | £3.50 per sq.ft. plus service charge. Available March 2020 |