

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



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

- MANUFACTURING / WAREHOUSE / STORAGE UNITS
- 49.32 SQ.M. TO 70.97 SQ.M. (531 SQ.FT. TO 764 SQ.FT.)
- 24/7 MANNED SECURITY GATE
- EXTENSIVE PARKING AND LOADING AREAS
- SUBSTANTIAL POWER AVAILABILITY

## 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.

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

## ACCOMMODATION

See Schedule.

## SERVICES

All mains services are available.

It is the ingoing 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

To confirm rates payable contact Ribble Valley Borough Council 01200 425111.



## RENTALS

See Schedule.

## TERMS

Units are available to lease for a term to be agreed to include regular rent reviews.

## VAT

VAT is charged upon the rental.

## SERVICE CHARGE

A service charge, to include buildings insurance is levied by the landlord for external repairs, the maintenance and upkeep of the communal areas and site security. The cost is 70p per sq.ft.

## LEGAL COSTS

The ingoing tenant to be responsible for the landlord's legal costs for preparation of the lease. The consent fee being £750.00 plus VAT.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request..

## 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 (sq.ft.)	Description	Monthly Price Inc Service Charge Ex VAT & Rates	Rateable Value
7A	531 sq ft	Unit with double door raised access. (45cm step)	<b>£400 pcm</b>	TBA
27 *	764	Roller shutter access	<b>£585 Inclusive of service charge</b>	£2,500
35 *	756	Roller shutter access	<b>£585 Inclusive of service charge</b>	£2,475

- VAT is charged upon the rental / service charge.
- For commercial rates queries and Small Business Rating Relief terms contact Ribble Valley Borough Council 01200 425111.
- Small Business Rating Relief Scheme grants 100% discount on rates payable if Rateable Value is below £12,000, contact the Council to confirm eligibility for discount.
- \* Units 27 & 35 are adjoining units and can be combined to form a 1,520 sq.ft. unit.

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.  
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

