

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



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

- Large Manufacturing/Warehouse/Storage Units
- 1,115 sq.m. to 3,251 sq.m. (12,000 sq.ft. to 35,000 sq.ft.)
- 24/7 Manned Security Gate
- Extensive Parking and Loading Areas
- Easy Motorway Access
- 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. 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

Unit 3	3,251 sq.m.	35,000 sq.ft.
Unit 5E	1,115 sq.m.	12,000 sq.ft.

SERVICES

All mains services are available. It is the incoming tenant'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 incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

REPAIRS

Internal repairing.

RATING

Contact Ribble Valley Borough Council on 01200 425111 to confirm rates payable.

RENTAL

£4.50 per sq.ft. Plus service charge.

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. 70p per sq.ft

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

The incoming 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.



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