

INDUSTRIAL

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

TO LET / MAY SELL

TRADE COUNTER / WAREHOUSE PREMISES

232.25 SQ.M. (2,500 SQ.FT.)

CLOSE PROXIMITY TO JUNCTION 10, M65



UNIT B BURNHAM BUSINESS CENTRE
BURNHAM GATE
BURNLEY
LANCASHIRE
BB11 4AJ

LOCATION

Burnham Business Centre is a modern industrial / trade counter development located off Burnham Gate which runs between Trafalgar Street and the Westway roundabout at Junction 10, M65 motorway.

The development includes trade counters, The Sutcliffe Tool Company Limited, Power Saver Electrical Supplies and Blackburn Brakes together with Calico and MT3 Fitness a gymnasium and equipment supplier.

DESCRIPTION

Mid terraced portal frame industrial unit with brick and block walls with insulated sheet metal cladding above to the roof. Concrete floor with access via a folding roller shutter door, 3m wide x 3.49m high from a shared tarmacadam surfaced loading and delivery area.

Minimum eaves 4.79m. The site benefits from metal palisade fencing and CCTV security.

ACCOMMODATION

Warehouse/ Kitchen & W.C.	232.25 sq.m.	2,500 sq.ft.
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SERVICES

All mains services, including three phase electricity are connected.

SERVICES RESPONSIBILITY

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

TENURE

Leasehold / Long Leasehold. 999 years.

TERM

Available on a new full repairing and insuring lease at a rental of £13,750 per annum.

PRICE

Price On Application.

SERVICE CHARGE

A service charge will be levied for the maintenance, upkeep and security of the development. 2017 £1,262.04 per annum.

RATING

The unit formed part of a larger assessment and is due for recalculation by the Valuation Office. As a guide Unit C, the adjoining unit being 229.68 sq.m. (2,472 sq.ft.) has a 2017 rateable value of £9,000. Contact the Local Commercial Rating Department 01282 425011 to confirm rates payable. Small Business Rating Relief may apply.

VAT

VAT is charged upon the rental / sale price.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

No legal fees for the landlord's standard agreement.

VIEWING

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

