

INDUSTRIAL

TO LET

MODERN INDUSTRIAL / WAREHOUSE PREMISES

371.60 SQ.M. 4,000 SQ.FT.

- **PREMIER BUSINESS PARK IN BURNLEY**
 - **PROMINENT POSITION**
- **GOOD ACCESS TO JUNCTIONS 9 & 10, M65 MOTORWAY**



UNIT 10 EMPIRE BUSINESS PARK
BURNLEY
BB12 6LT

LOCATION

The development is situated midway between Junctions 9 & 10 of the M65 motorway, which has direct access to the M6 and M61 motorways to the West and the M60/M62 to the South.

The business park is accessed from Liverpool Road (A646) which links to both Junctions 9 & 10 and has excellent links to Burnley town centre.

DESCRIPTION

The property comprises a self contained modern steel portal frame industrial / warehouse unit.

The property has steel profile walls and a roof which incorporates clear panels. Access to the unit is provided via a personnel door and large roller shutter door with w.c. and amenity facilities.

The eaves height is approximately 6m and externally there is a shared parking and loading area.

ACCOMMODATION

| | | |
|---------|--------------|--------------|
| Unit 10 | 371.60 sq.m. | 4,000 sq.ft. |
|---------|--------------|--------------|

SERVICES

All mains services are available, including 3 phase power and gas.

SERVICES RESPONSIBILITY

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.

PLANNING

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

RATING

The Valuation Office confirm a rateable value of £15,500. Contact Burnley Borough Council Rating 01282 425011 to confirm rates payable.

LEASE TERMS

The property is available by way of a lease for a minimum period of 5 years on a full repairing and insuring basis.

The rent will be paid quarterly in advance and will be exclusive of the costs of occupation, which would include business and water rates, electricity and gas.

RENTAL

£4.50 per sq.ft.

PRICE

On request.

VAT

VAT is applicable to figures quoted in these particulars.

SERVICE CHARGE

The landlord will levy a service charge, which will cover the maintenance of the estate roads, landscaped areas common areas etc. Full details on request.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

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

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.

