

# INDUSTRIAL

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

## TO LET

**COMPETITIVELY PRICED WAREHOUSE / MANUFACTURING  
ACCOMMODATION**

**EDGE OF TOWN LOCATION**

**ADJACENT OCCUPIERS INCLUDE KUDOS, ROLLS ROYCE AND ALDI**

**2,139 SQ.M. (23,019 SQ.FT.)  
WILL SPLIT**



**UNITS 5 & 6 VICTORY BUSINESS PARK**  
**SKIPTON ROAD**  
**BARNOLDSWICK**  
**BB18 5RH**

## LOCATION

Situated at the edge of Barnoldswick town centre at the junction of Skipton Road (B6252) with West Close Road.

Access to the site is from West Close Road into a communal yard area, parking and loading is available to all the units within the business park.

Adjacent to the business park is a Spar, Aldi and Petrol Filling Station with Barnoldswick town centre and all its amenities within walking distance.

## DESCRIPTION

Lower ground floor warehouse / manufacturing facility accessed via a large roller shutter door.

The accommodation is open plan in nature with a headroom of approximately 5m.

The landlord will supply appropriate w.c. subject to terms agreed.

Access to the unit is from the communal yard from West Close Road. Parking will be demised within the common areas.

## ACCOMMODATION

Unit 5	1,606 sq.m.	17,284 sq.ft.
Unit 6	533 sq.m.	5,735 sq.ft.
Total GI Area	2,139 sq.m.	23,019 sq.ft.

The units are capable of sub division. Further details upon request.

## RATING

The units will have to be assessed upon occupation. An estimate can be provided if required.

## PLANNING

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

## SERVICES

All mains services are available including three phase electricity.

## SERVICES RESPONSIBILITY

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

## RENTAL

£2.75 per sq.ft. for the whole.

The rental is quoted exclusive of VAT and will be payable quarterly in advance.

Rental for part upon request.

## VAT

VAT is applicable.

## LEASE TERMS

The accommodation is available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## SERVICE CHARGE

A service charge is levied on all occupiers within the business park to cover management and maintenance of the common areas.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

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

