

# INDUSTRIAL

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

## FOR SALE

### PURPOSE BUILT HIGH BAY WAREHOUSE

4,079.24 SQ.M. (43,910 SQ.FT.)

- FULLY SPRINKLED AND GAS HEATING
- DRIVE IN LOADING AND DOCK LEVEL LOADING FACILITY
  - RECEPTION, OFFICE AND KITCHEN FACILITIES
- APPROXIMATELY 2 MILES FROM JUNCTION 10 OF THE M65 MOTORWAY NETWORK



DUKE MILL  
MARTIN STREET  
BURNLEY  
BB10 1SH

## **LOCATION**

The property is situated approximately half mile east of Burnley on Colne Road (A682). The premises are also within two miles from Junction 10 of the M65.

## **DESCRIPTION**

The property comprises of a modern purpose built high bay steel portal warehouse with loading bays. The property is finished part in natural stone together with profile cladding above and to the walls and roof.

Internally the warehouse is open plan with the exception of a reception, office, w.c. and kitchen facilities.

Loading is via both tailgate and drive in access from a private yard.

## **ACCOMMODATION**

Gross Internal Floor Area  
4,079.24 sq.m. (43,910 sq.ft.)

## **SERVICES**

It is understood that all mains services are connected and drainage to public sewers. The warehouse is heated by independent gas heaters and there is separate wet heating systems to the offices. The accommodation is also sprinkled and the tanks are in a separate building opposite.

## **SERVICES RESPONSIBILITY**

It is the prospective 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 prospective purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Burnley Borough Council 01282 425011.

## **RATING**

To be assessed.

## **PRICE**

£1,800,000 (One Million Eight Hundred Thousand Pounds).

## **VAT**

All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

## **TENURE**

Freehold (to be confirmed).

## **ENERGY PERFORMANCE CERTIFICATE**

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

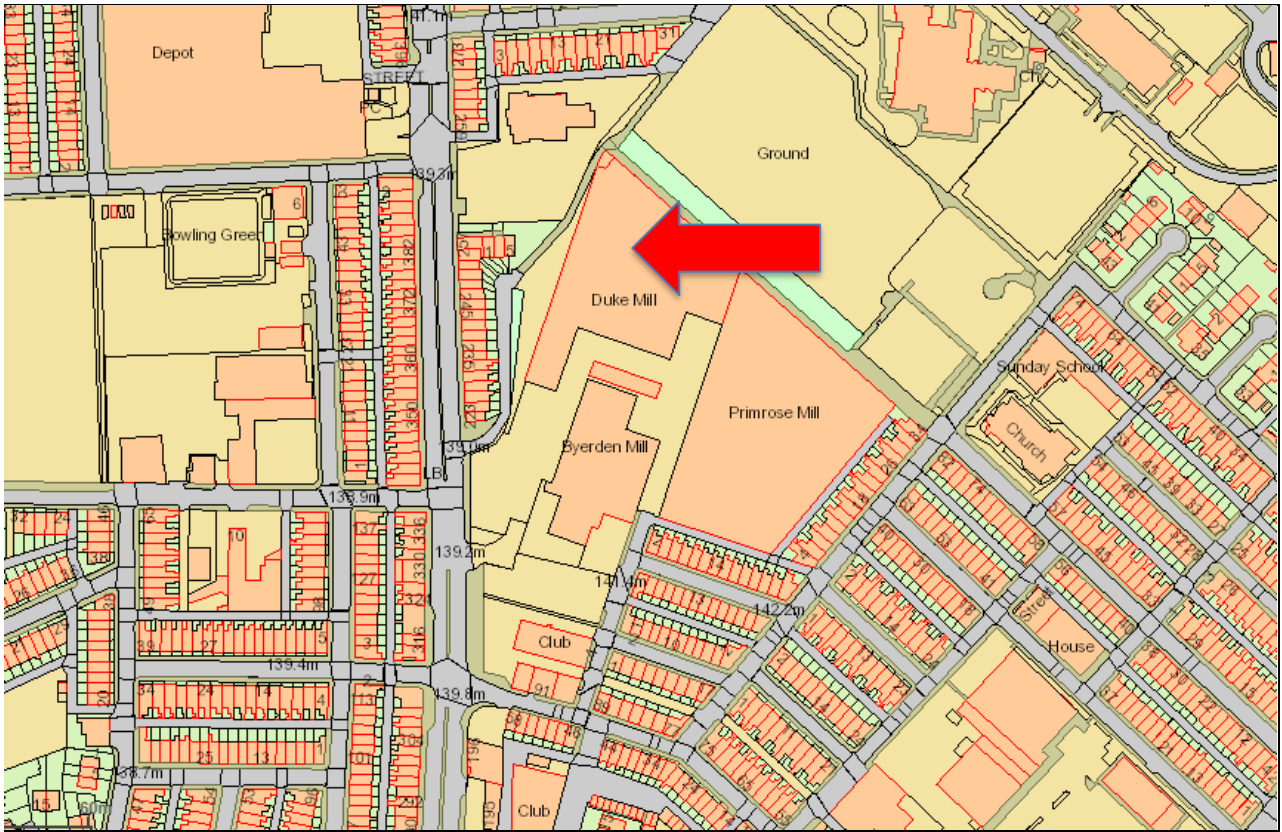
## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred.

## **VIEWING**

STRICTLY BY APPOINTMENT WITH THE JOINT AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR PETTY COMMERCIAL 01282 456677.





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