PROPERTY PARTICULARS

INDUSTRIAL

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FOR SALE /TO LET

HIGH BAY WAREHOUSE PREMISES

- **FULLY SPRINKLERED**
- **DOCK LEVEL LOADING**
- **CLOSE TO JUNCTION 8, M65**

9,636.5 SQ.M. (103,730 SQ.FT.)

K2 MEADWAY
SHUTTLEWORTH MEAD BUSINESS PARK
PADIHAM
BURNLEY
BB12 7NG

LOCATION

Situated within the well established Shuttleworth Mead Business Park located approximately one mile North of Junction 8 of the M65 midway between Burnley and Blackburn. The M65 connects with the M6 and M61 to the South of Preston.

Occupiers on the estate include Graham & Brown, Fagan & Whalley and Whatmore UK.

DESCRIPTION

Steel portal frame unit constructed in three parallel bays clad in full height insulated plastisol coated profile sheet metal to the elevations with an inner protective blockwork leaf to approximately 2.5m. Concrete floor. 15m internal eaves height.

Loading is via one ground level sectional up and over door and 10 tailgate loading doors with dock levellers to the front elevation opening out onto a service yard. There is a further ground level loading door to the side elevation.

To the frontage of the building is two storey office block of part brickwork and part profiled steel clad elevations beneath a pitched profile steel clad roof. The offices provide entrance reception, meeting room and toilets at ground floor with canteen and offices at first floor.

ACCOMMODATION

Warehouse	9,335.5 sq.m.	100,490 sq.ft.
Ground Floor Offices	150.5 sq.m.	1,620 sq.ft.
First Floor Ofifces	150.5 sq.m.	1,620 sq.ft.
Total GIA	9,636.5 sq.m.	103,730 sq.ft.

EXTERNALLY

To the front of the property is concrete surfaced yard area with parking. To the rear left hand side of the building is and enclosed compound area for further parking.

RATING

The property has a current rateable value of £322,500. We are verbally informed by the Local Authority.

SERVICES

All mains services are available. The warehouse is heated via gas fired warm air blowers with the offices benefitting from a gas fired hot water central heating system.

There is a sprinkler installation to the building served by an external tank adjacent to the building. The sprinkler system also runs within the existing racking system. On the roof is a solar panel system. Details on request

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.

TENURE

Freehold we are informed.

PRICE / RENTAL

Upon application.

LEASE TERMS

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

VAT

VAT is applicable.

TIMESCALE

Offers will be accepted on the basis of an exchange of contracts with completion on a long stop date to be agreed to allow our client to vacate the property.
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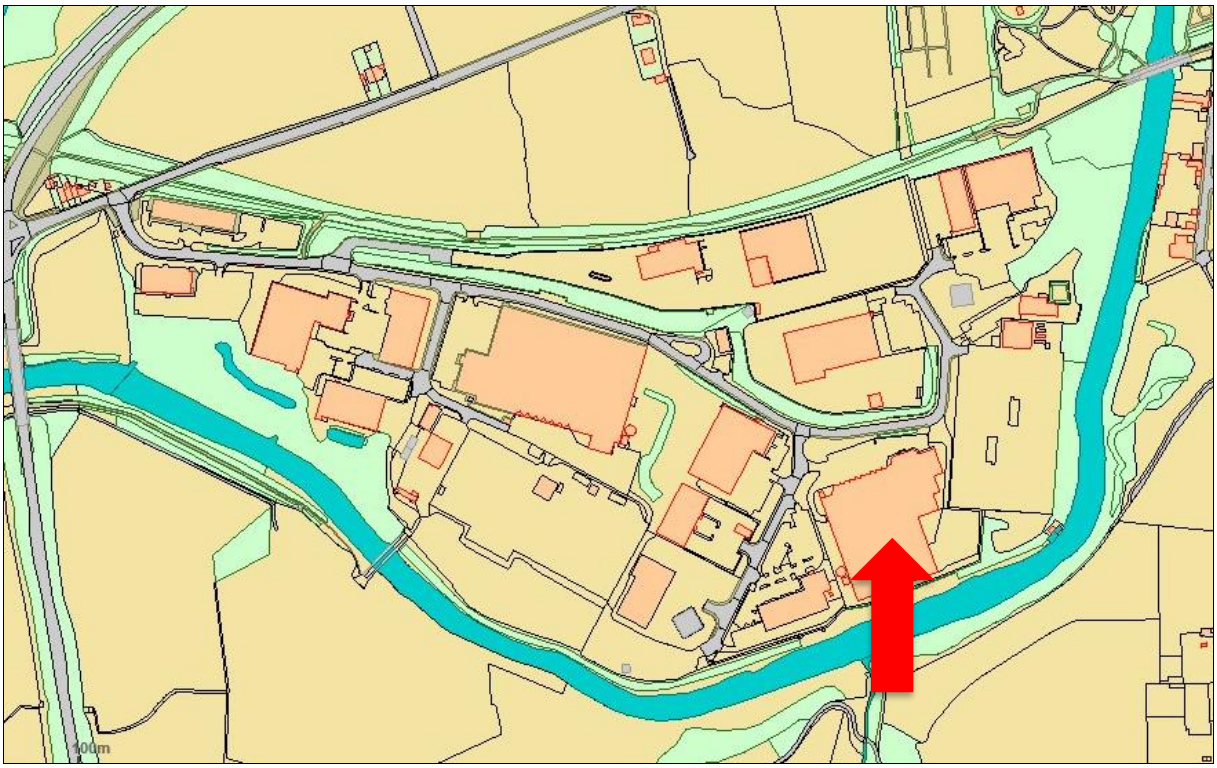
ENERGY PERFORMANCE CERTIFICATE

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.

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.



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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