

INDUSTRIAL

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

FOR SALE

WAREHOUSE INVESTMENT PRODUCING £131,569 PER ANNUM

RENTAL GROWTH POTENTIAL / LOW CAPITAL VALUE

4,232 SQ.M. (45,553 SQ.FT.)

MODERN PORTAL FRAMED BUILDING

SPRINKLERED

WITHIN CLOSE PROXIMITY TO JUNCTIONS 9 & 10, M65



UNITS 1 AND 2
ORIENT BUSINESS PARK
BILLINGTON ROAD
BURNLEY
LANCASHIRE
BB11 5UB

LOCATION

Situated within the well established Billington Road Industrial Estate off Rossendale Road equidistant between Junctions 9 & 10 of the M65 motorway.

Occupiers in the vicinity include Veka Plc and Warburtons.

DESCRIPTION

Units 1 and 2 comprise part of a series of intercommunicating portal frame units all providing an eaves height of approximately 6m. There is an integral two storey office block to the frontage of part of the property.

Within the site there is an excellent yard area which is security fenced

ACCOMMODATION

UNIT ONE

Ground Floor 2,769 sq.m. 29,806 sq.ft.

First Floor Offices 123 sq.m. 1,324 sq.ft.

UNIT TWO

1,340 sq.m. 14,424 sq.ft.

TOTAL GIA

4,232 SQ.M. 45,554 SQ.FT.

SERVICES

All mains services are available including three phase electricity. The warehouse areas benefit from gas fired hot air blowers. The landlord supplies the utilities to the adjacent units though his supply and the purchaser will take over the services

SERVICES RESPONSIBILITY

It is a 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. A service charge is levied on all occupiers adjacent for maintenance of the common sprinkler system.

RATING

The accommodation is assessed together with the adjacent units occupied by the tenant

TENURE

Long leasehold

LEASE TERMS

The property is currently let by way of a 5 year FRI lease at a passing rental of £131,569 from 1st January 2018. Tenant is Limitless Digital Group Limited (Company Number 03955231)

A copy of the lease is available upon request

PRICE

£1.5m exclusive of VAT

EPC

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 LTD

