

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET / MAY SELL



UNITS 3 & 4 BURNHAM BUSINESS CENTRE BURNHAM GATE BURNLEY BB11 4AJ

- Shortly to be refurbished including full exterior redecoration of cladding (as shown)
- Trade counter / warehouse premises
- Close to Junction 10, M65
- Established trade counter location
- Occupiers include Toolstation, Powersaver and Crown Paints
- 744 sq.m. (8,011 sq.ft.)
- Will split into individual units

LOCATION

Burnham Business Centre is a modern industrial / trade counter development located off Burnham Gate which runs between Trafalgar Street and the Westway roundabout at Junction 10 of the M65 motorway.

DESCRIPTION

Portal framed industrial units with brick and block walls with insulated sheet metal cladding above and to the roof. Concrete floor with access via an electrically operated roller shutter door 3.21m wide x 3.63 high from large tarmacadamed surfaced loading and delivery areas. The site benefits from metal palisade fencing security and CCTV cameras.

Units 3 & 4 are mid terraced with offices on the ground floor and mezzanine level.

ACCOMMODATION

Warehouse	666.46 sq.m.	7,174 sq.ft.
Offices/Mezz	77.76 sq.m.	837 sq.ft.
GIA	744.22 sq.m.	8,011 sq.ft.

The units can be split as follows:

Unit 3 GF	333.23 sq.m.	3,587 sq.ft.
Unit 4 GF	333.23 sq.m.	3,587 sq.ft.
Offices/Mezz	77.76 sq.m.	837 sq.ft.

SERVICES

All mains services including three phase electricity are connected. The offices have a gas central heating system. It is the prospective tenant's / purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

At present the electricity for Units 3 & 4 is via a sub metered supply from Unit 5.

TENURE

Leasehold.

RATING

The property has a current rateable value of £36,500 we are verbally informed by the Local Authority. If the premises are split the rateable value will have to be reassessed for each unit.

PLANNING

It is the prospective tenant's / purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RENTAL

£9.00 per sq.ft. on an individual basis.

Rental for the whole upon request.

LEASE TERMS

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

PRICE

Upon Request.

SERVICE CHARGE

A service charge is levied on all occupiers within the freehold, for management and maintenance of the common areas.

VAT

VAT is chargeable.

LEGAL COSTS

Each party to pay their own legal costs.

ENERGY PERFORMANCE CERTIFICATE

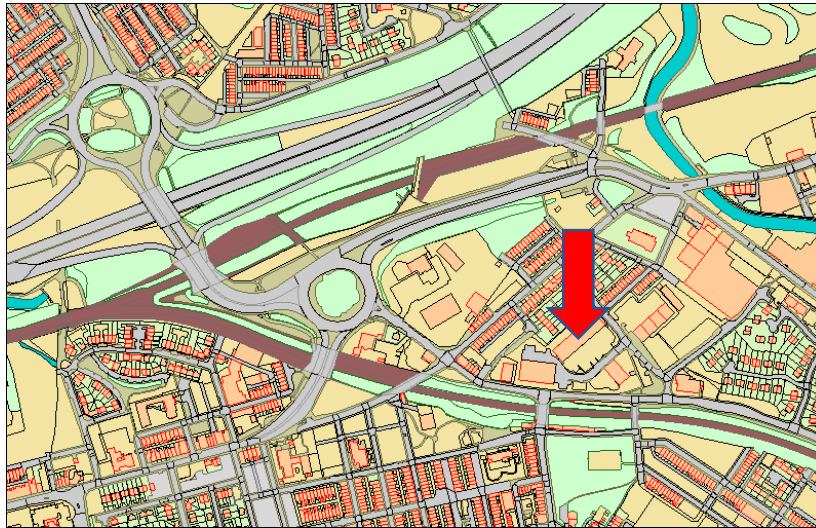
An Energy Performance Certificate has been commissioned and a copy is available upon request.

VIEWING

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



Photograph shows proposed redecoration programme.



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