









**TO LET**



*Portal frame warehouse close to the M65 network extending to 634.2 sq ft*

## **Unit 12 Smallshaw Industrial Estate, Phoenix Way, Burnley, Lancashire, BB11 5SX**

-  Warehouse/workshop unit positioned close to junctions 9 and 10 of the M65 motorway
-  New LED lighting throughout
-  On site CCTV, large communal yard providing good loading and off road car parking
-  Ideal starter unit extending to approximately 630 sq ft
-  Open plan layout ideal for various businesses and available for immediate occupation
-  Private W.C. facilities
-  Competitive rent and free Business Rates for eligible tenants
-  Available for immediate occupation on competitive rental terms

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located on Smallshaw Industrial Estate which is accessed from Phoenix Way off Accrington Road.

The property is located within one mile of both junctions 9 and 10 of the M65 motorway and within a short drive of Burnley town centre.

Smallshaw is an established business park with long standing companies on the estate including EFS Global, Edmundson Electrical and Equestrian Surfaces.

## Description

A mid parade industrial / workshop unit located on a established estate, within close proximity to junction's 9 and 10 of the M65 motorway network.

The unit is completely open plan internally and offers superb workshop / warehouse space which benefits from private W.C. facilities, three phase electricity, brand new LED lighting, and a manual roller shutter door offering fantastic loading.

The property is accessed via a separate personnel door and offers external parking to the front of the unit along with loading for HGV's.

Smallshaw industrial estate also benefits from a new CCTV system which offers 24 hour reactive monitoring.

## Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas:-

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Industrial Unit	10.4m x 5.7m	634.2	58.9
<b>GIA</b>		<b>634.2</b>	<b>58.9</b>

## Terms

The premises are available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £595 per calendar month plus VAT.

## Vat

The rent, service charge and insurance are all subject to VAT at the prevailing rate.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £4,000 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative however, must contact Burnley Borough Council on 01282 425011 to confirm further details.

## Outgoings

The service charge for this unit is approximately £59.50 per month and covers a contribution towards the grass cutting, landscaping and maintenance of the estate road.

In addition to the service charge the buildings insurance is recharged to the tenants at a cost of £35 per calendar month plus VAT however, please note this figure is variable.

## Services

We understand the property has the benefit of mains water and three phase electricity.

## Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

## Legal Costs

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

## Viewings

Please contact the agents:

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