

TO LET



Substantial warehouse close to junctions 9 & 10 of the M65 motorway

Unit 1 Chestnut Business Park, Smallshaw Lane, Burnley, Lancashire, BB11 5SQ

- ❁ Former headquarters of international warehousing and distribution company
- ❁ Secure gated Business Park on the west side of Burnley and within a 30 minute drive of the cities of Manchester & Preston
- ❁ Large on-site car park providing 44 spaces
- ❁ Mix of five loading doors including dock level loading bays
- ❁ Superb warehouse facility close to both junctions 9 & 10 of the M65 motorway
- ❁ Substantial concrete mezzanine floor extending to approx 25,208 sq ft
- ❁ Three storey glazed office block with natural stone frontage
- ❁ GIA extending to 6066 sq m (65,294sq ft)

Competitively Priced Warehouse Space Available 2023

Interested in this property? Call 01282 428486 or email info@whiteacres-property.co.uk

Location

Chestnut Business Park is located off Accrington Road (A56) within half a mile of both Junctions 9 & 10 of the M65 motorway.

The warehouse is located at the entrance to a popular Business Park with other businesses on the estate including In2 Plastics, RTC Safety Surfaces and Pennine Group Ltd.

The Business Park is well positioned being within a 30 minute drive of Preston, Skipton and approximately 40 minutes from Manchester.

Description

The headquarters of a substantial warehouse and distribution company has now come to the market on a leasehold basis.

The property was purpose build approximately 25 years ago and occupies a prime position being the first unit at the entrance to a premier business park close to junctions 9 & 10 of the M65 motorway.

The property comprises of a substantial warehouse with a significant mezzanine floor providing a superb warehouse and distribution facility. The site has four dock level loading doors together with one traditional roller shutter door and has been occupied by a furniture wholesale company and a mattress distribution business in recent years

To the front of the building there is an attractive two/three storey office block of stone construction with good natural light from several windows.

Externally there is a large communal yard for loading and deliveries, a communal customer car parking area and two allocated car parks providing approximately 44 spaces.

The gated business park also has palisade fencing, CCTV security and is available for immediate occupation.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Warehouse	71.8m x 35.4m	27,341	2,540
Ground Floor Offices	30.1m x 13.4m	4,333	402
Mezzanine	71.2m x 36.0m	25,208	2,341
First Floor Stores	36.6 x 21.4m	8,412	781
GIA		65,294	6,066

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at a rent of £155,000 per annum plus VAT.

Vat

The rent quoted is subject to VAT at the prevailing rate.

Business Rates

Whiteacres understand the rateable value for the property is £136,000. Based on the 2023 assesment.

The aproximate rates payable will be a paybale amount of £71,264.

A prospective tenant must verify this information and should contact Burnley Borough Council on 01282 425011 to confirm the exact figure.

Outgoings

In addition to the rent and any business rates liability the ingoing tenant is to be responsible for all services connected including water rates, the estate service charge understood to be £0.15 per sq ft and the buildings insurance which will be recharged by the landlords.

Services

The property has the benefit of all mains services including gas central heating to the office and showroom and warm air blowers to the warehouse area.

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.

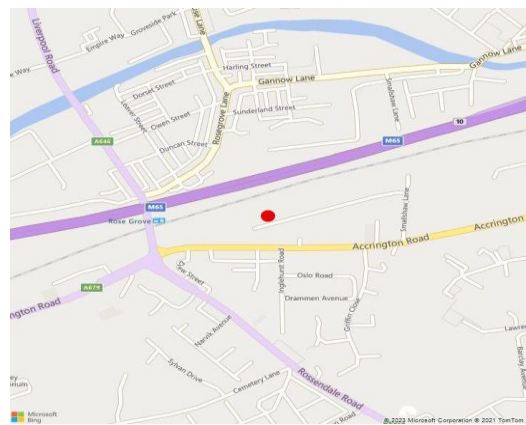
Viewings

Please contact the agents:

Kelly McDermoot
01282 428486
kelly@whiteacres-property.co.uk

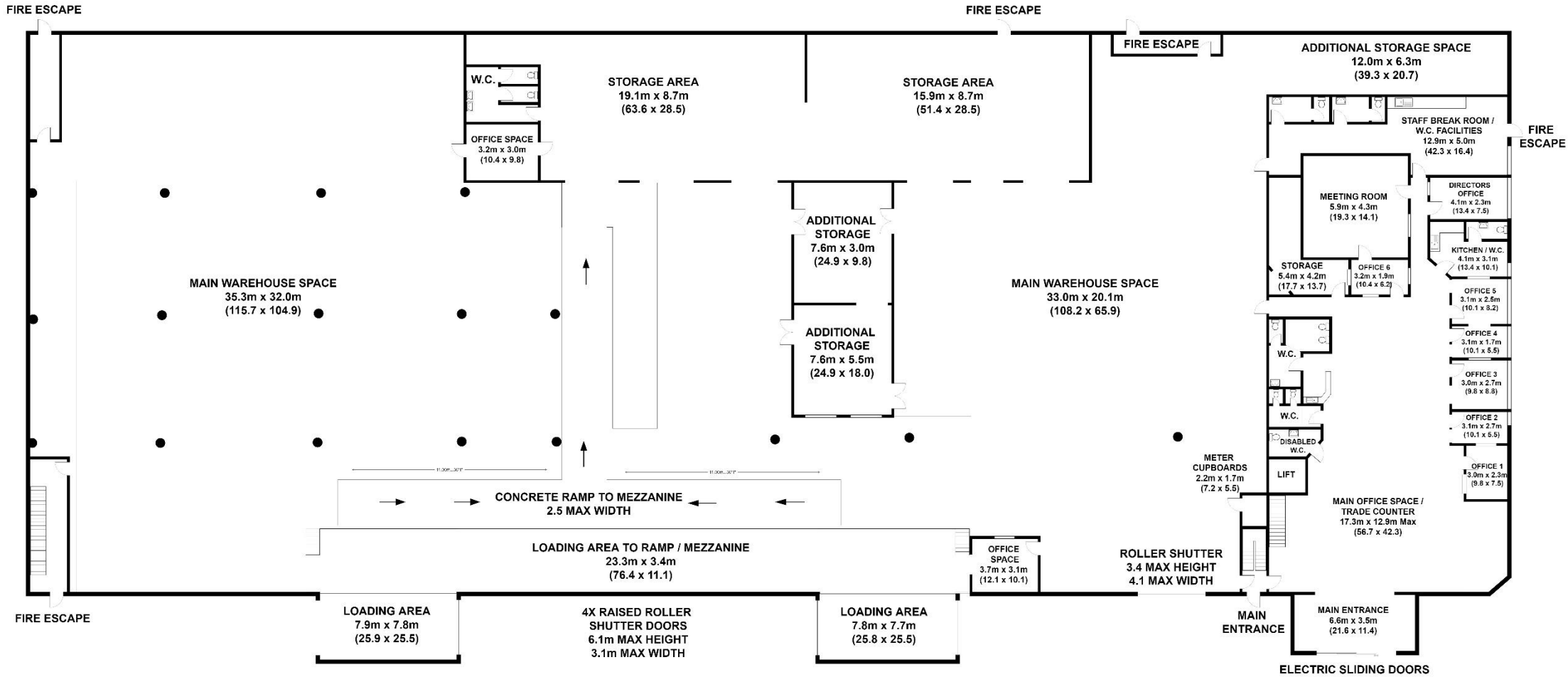
Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG





Substantial Industrial Unit with Offices
Approx 2942.6 sq. meters (31,674.4 sq. feet)



For illustration purposes only - not to scale

Substantial open plan mezzanine with additional first floor offices
Approx 3123.4 sq. meters (33,620.8 sq. feet)

