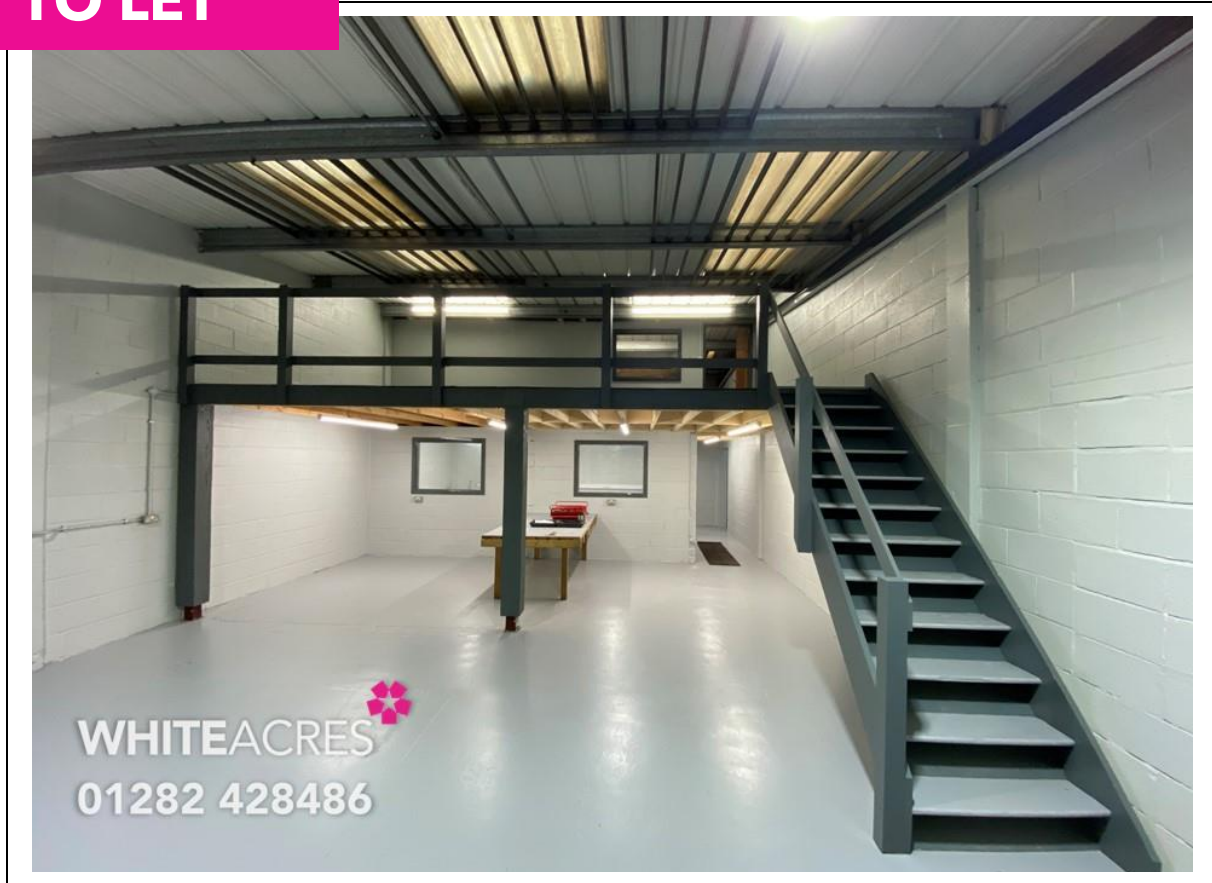







TO LET



Refurbished workshop unit with office and mezzanine floor

Unit 3 Farrington Court, Rossendale Road Industrial Estate, Burnley, BB11 5SS

-  A mid parade workshop unit extending to 1687.7 sq ft
-  No VAT and free business rates for eligible tenants
-  Fully refurbished with new roller shutter door and newly painted throughout
-  Popular location close to junctions 9 & 10 of the M65 motorway
-  Fully rewired with new consumer unit and 3 phase electricity
-  Mezzanine floor, kitchen and private office
-  Modern personnel door with new LED lighting throughout
-  Positioned close to Veka, Warburtons and The Original Factory Shop

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

Location

The property is located on Farrington Court which is part of Rossendale Road Industrial Estate being within a short drive of both junctions 9 & 10 of the M65 motorway.

The property is located close to Warburtons, Veka and The Original Factory Shop on an established estate within a short drive of Burnley town centre.

Description

Fully refurbished mid-parade workshop unit being available for immediate occupation.

The property is of brick construction with an insulated profile roof, loading door and personnel entrance.

Internally the property offers open plan workshop accommodation with a private office, modern kitchen and W/C facilities.

There is also a useful mezzanine floor providing additional storage together with a private office. The property has been refurbished throughout having LED lighting, 3 phase electricity and has been fully rewired with a new consumer unit.

The premises has been redecorated throughout and is available for imminent occupation.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor - Workshop including office, kitchen and toilets	7m x 14.5m	1,092.5	101.9
Mezzanine Floor	7m x 4m	301.4	28
First Floor Rear Office	7m x 3.9m	293.8	27.9
GIA		1687,7	157.8

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £995 per calendar month.

Vat

Whiteacres have been advised that the rent relating to this property is not subject to VAT however this information must be checked and verified by a prospective tenant prior to making any legal commitment.

Business Rates

We have been informed by the valuation office website that the Rateable Value for this property is £4,950 per annum.

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

Outgoings

In addition to the rent, business rates and utilities the ingoing tenants are to be responsible for the service charge, ground rent and buildings insurance cost which is approximately £1,800 per annum.

Services

We understand the property has the benefit of 3 phase electricity and mains water.

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.

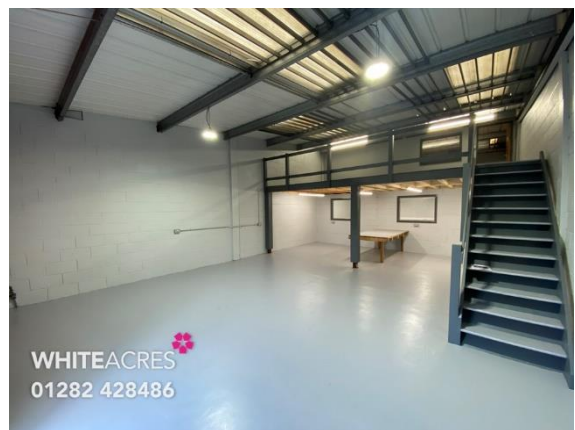
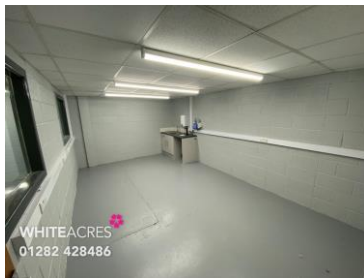
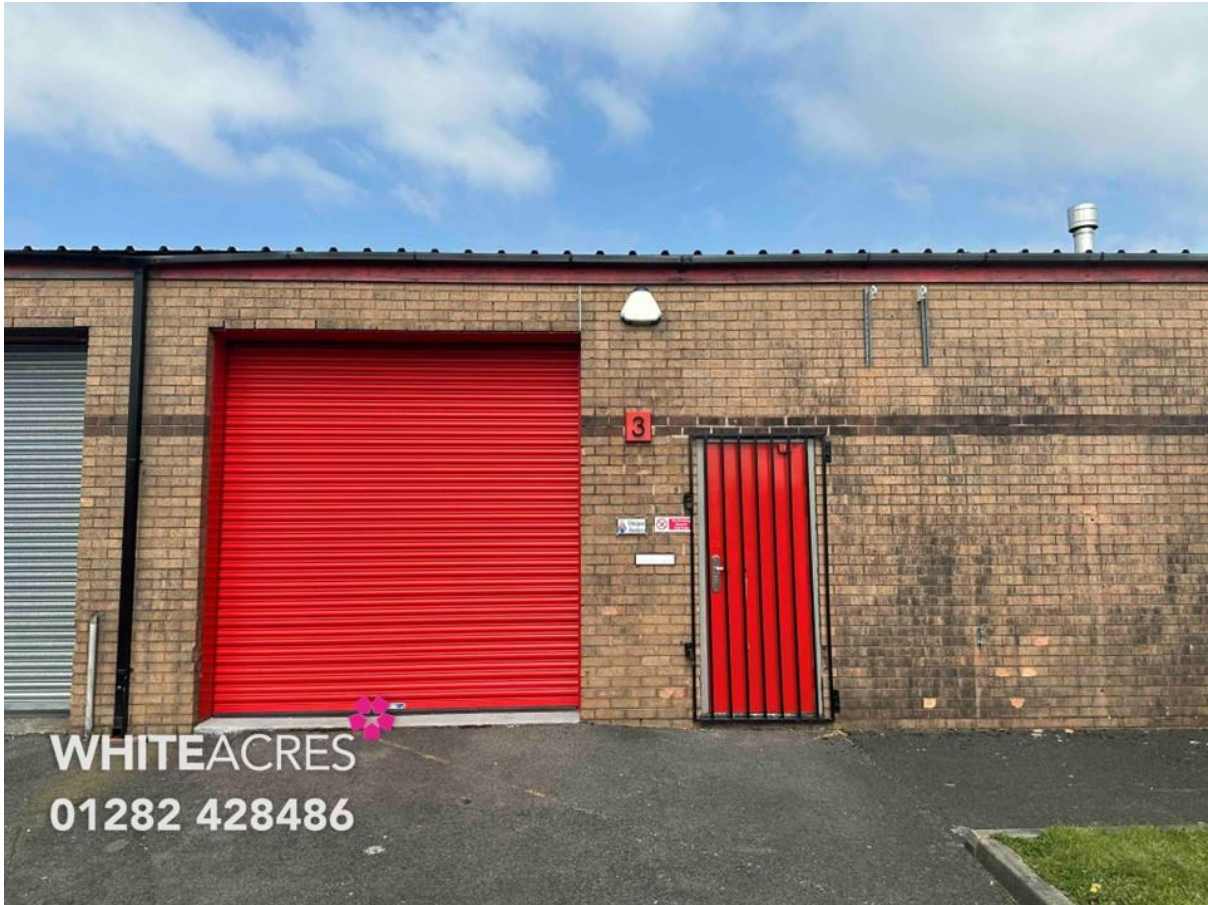
Viewings

Please contact the agents:

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

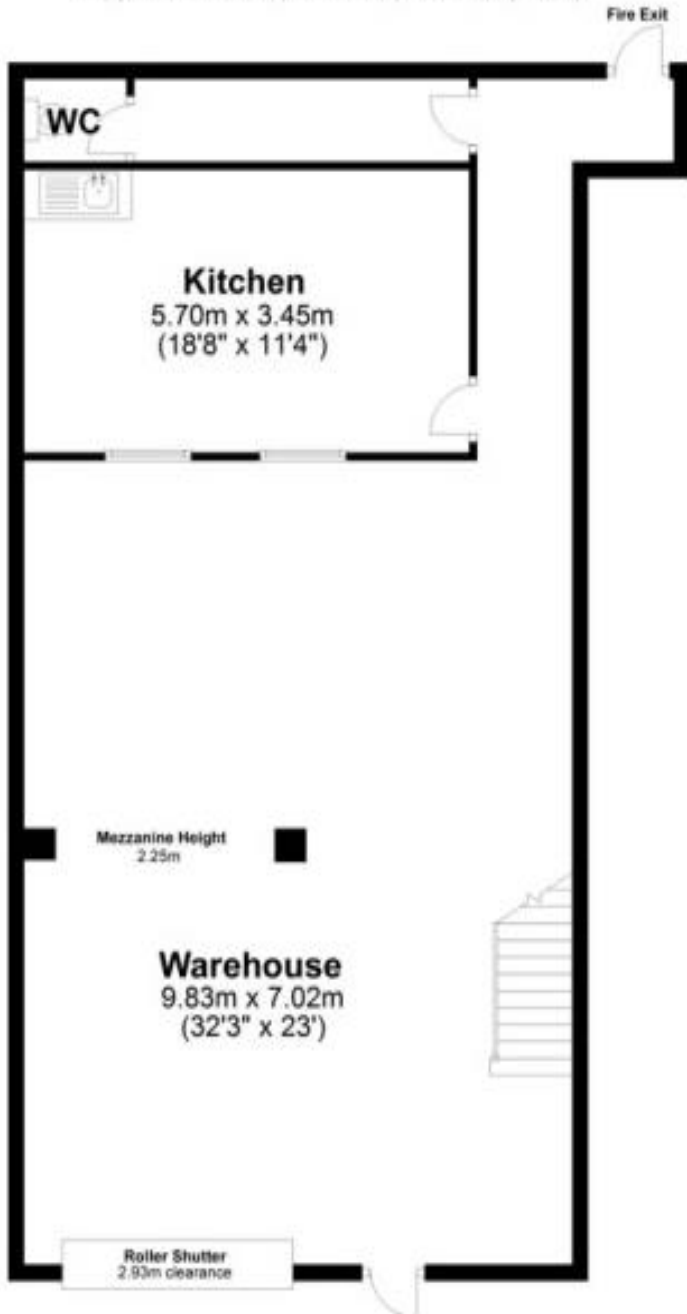
Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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



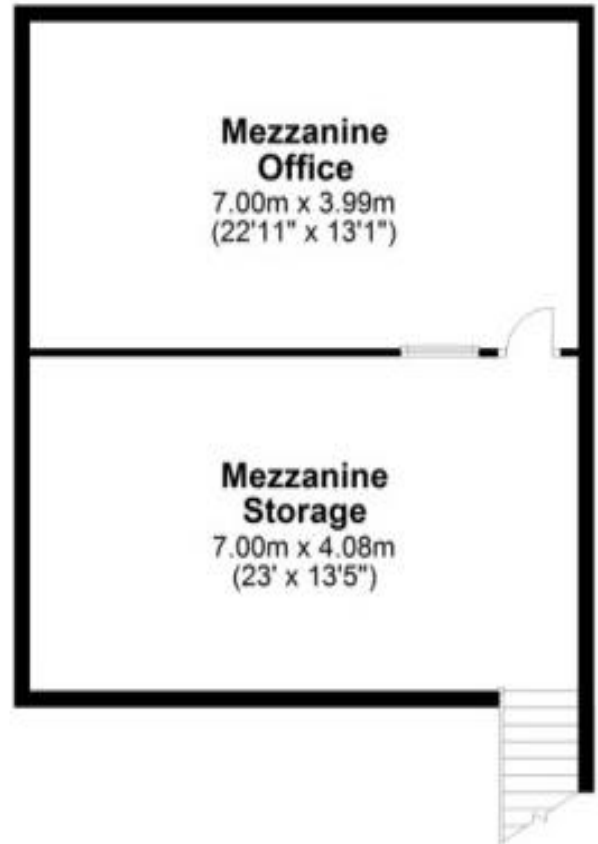
Ground Floor

Approx. 102.9 sq. metres (1107.5 sq. feet)



First Floor

Approx. 57.3 sq. metres (617.1 sq. feet)



Total area: approx. 160.2 sq. metres (1724.6 sq. feet)
For illustration purposes only - not to scale