

TO LET



Very modern warehouse unit on a established business park, extending to 8,000 sq ft

25B Empire Business Park, Liverpool Road, Burnley, Lancashire, BB12 6LT

- ❁ Modern warehouse extending to approximately 8,000 sq ft including a substantial mezzanine floor
- ❁ Extremely rare freehold industrial opportunity in high profile location
- ❁ Open plan warehouse accommodation ideal for various uses
- ❁ Glazed frontage with roller shutter security, LED lighting, air conditioning and good natural light
- ❁ Popular location close to junctions 9 & 10 of the M65 motorway
- ❁ Modern business park being less than 5 years old
- ❁ Three quality offices, male and female toilets and modern kitchen
- ❁ Ceiling height to the apex of 8 metres
- ❁ No car or vehicle related uses considered

AVAILABLE FROM MAY 2024

Location

The property is positioned at the entrance to Empire Business Park off Liverpool Road in a highly prominent location on the edge of Burnley town centre.

The premises are well located being close to both junctions 9 & 10 of the M65 motorway.

Empire Business Park is home to other businesses including MKM Building Supplies, Pickup Systems, Sycamore Farm and Business First.

Description

A very modern mid-parade warehouse unit extending to approximately 8,000 sq ft including the mezzanine, on a popular and well established business park close to junctions 9 & 10 of the M65 motorway.

The property is of steel portal frame construction with insulated profile cladding having an internal apex height of approximately 8 metres.

The property has been equipped with a substantial mezzanine floor, three offices, two toilets and a modern kitchen.

The building also benefits from a security alarm system, CCTV, heating and cooling air conditioning and LED lighting.

The property has a substantial electric loading door with a width of 3.5 metres together with a glazed personnel entrance having electric security shutters.

Externally there is a substantial communal car park providing loading and off road car parking together with some landscaping.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor Warehouse (including offices & toilets)	14.5m x 32.1m	5,010	465.4
Mezzanine Floor With Two Access Points	32.1m x 8.7m	3,006.1	279.7
GIA		8,016.1	744.7

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of five years.

Rent

£50,000 per annum plus VAT.

Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

To be confirmed.

The prospective tenant can contact Burnley Borough Council on 01282 425011 to confirm further details.

Tenure

The property is freehold however there is a service charge in relation to the external parts which is currently charged at approximately 15p per sq ft.

Outgoings

In addition to the rent and any business rates liability the tenants will be responsible for all services connected to the property, the estate service charges and the buildings insurance which will be recharged by the landlords.

Services

The property has the benefit of three phase electricity, mains water and a gas supply (however there is no gas meter connected)

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:

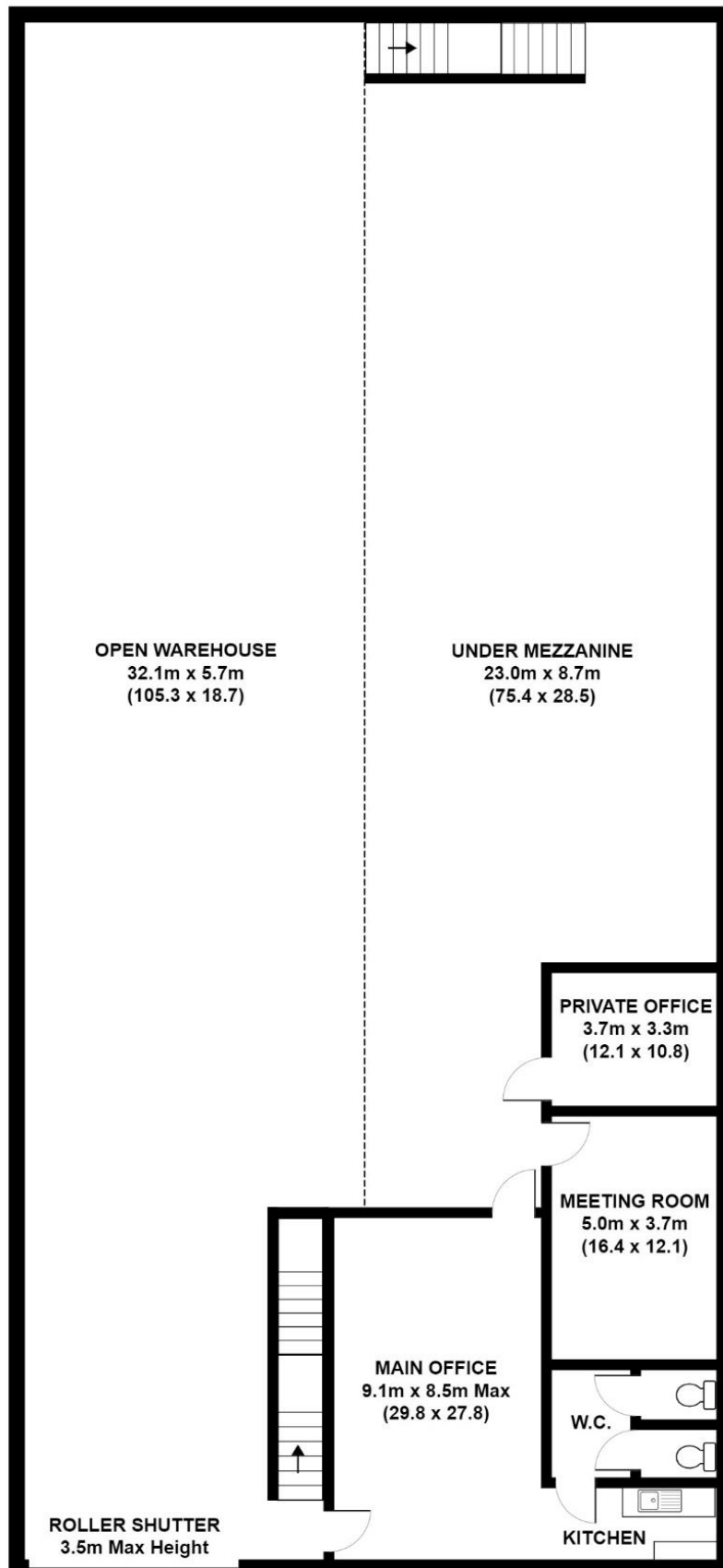
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SUBSTANTIAL WAREHOUSE WITH MEZZANINE
(Approx 744.7 sq meters 8,016.1sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE