

FOR SALE / TO LET



Four interconnecting office suites in a prime location

Office Suites 6,7,8 &9 Kestrel Court, Network 65, Burnley, BB11 5NA

- ❁ High quality interconnecting office suites extending in total to over 7,400 sq ft
- ❁ High profile location positioned at junction 9 of the M65 motorway
- ❁ Self-contained car park providing 22 on site car parking bays
- ❁ Whole building previously occupied by a substantial law firm for many years
- ❁ LED lighting, suspended ceilings, and gas central heating throughout
- ❁ Four separate personnel entrances allowing the office suites to be let independently
- ❁ Adjoining unit let to Oddie's Bakery on a long term lease generating a rent of £9,000 per annum
- ❁ Ideal for various uses including general office use, physiotherapists, solicitors, accountants or IT companies
- ❁ Numerous private kitchens and modern toilet facilities
- ❁ No VAT in relation to the purchase price or rent

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

Location

The property is located on Kestrel Court which is just off Bridgewater Close on the well established Network 65 Business Park in Hapton.

The site offers superb access to junction 9 of the M65 motorway which allows quick accessibility to surrounding areas such as Preston, Blackburn and Manchester.

Other established businesses in the immediate vicinity include Azets, Wired Plus, Holker IT, Pertemps Plc and Observ IT Ltd.

Description

A substantial detached office block in a prime location at junction 9 of the M65 motorway.

The property was originally constructed as four self contained office suites each with their own entrance, kitchen and toilet facilities.

The whole site is now interconnected having been occupied until recently by a substantial firm of solicitors. The offices could become more open plan or alternatively could easily be separated back into four self-contained units.

The premises has LED lighting, gas central heating, modern kitchen and toilets and a self contained yard providing 22 car parking bays.

Oddies Bakery are in occupation of the ground floor of suite 6 with a full repairing and insuring lease at a rent of £9,000 per annum expiring on 1st December 2026.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Unit 6 (Including Oddies)	1,695.6	158
Unit 7	1,902	177
Unit 8	1,916.2	178
Unit 9	1,926.2	179
GIA	7,440	692

Terms

The whole property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £70,000 plus VAT per annum.

Purchase Price

Offers in the region of £750,000 plus VAT.

Vat

Whiteacres have been advised that both the rent and purchase price will be subject to VAT at the prevailing rate.

Business Rates

Whiteacres understand the rateable value for each unit is as follows: -

Unit 6 - £7,100 per annum (Ground Floor)

Unit 6 - £7,600 per annum (First Floor)

Unit 7 - £13,750 per annum

Unit 8 - £13,500 per annum

Unit 9 - £14,000 per annum

A prospective tenant or purchaser 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 the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance and the services which will be recharged based on consumption.

Services

We understand the property has the benefit of mains electricity, water and gas central heating.

Services Responsibility

It is the prospective purchaser's and tenant's responsibility to verify that all services, appliances are in 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

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kelly@whiteacres-property.co.uk

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Whiteacres Property

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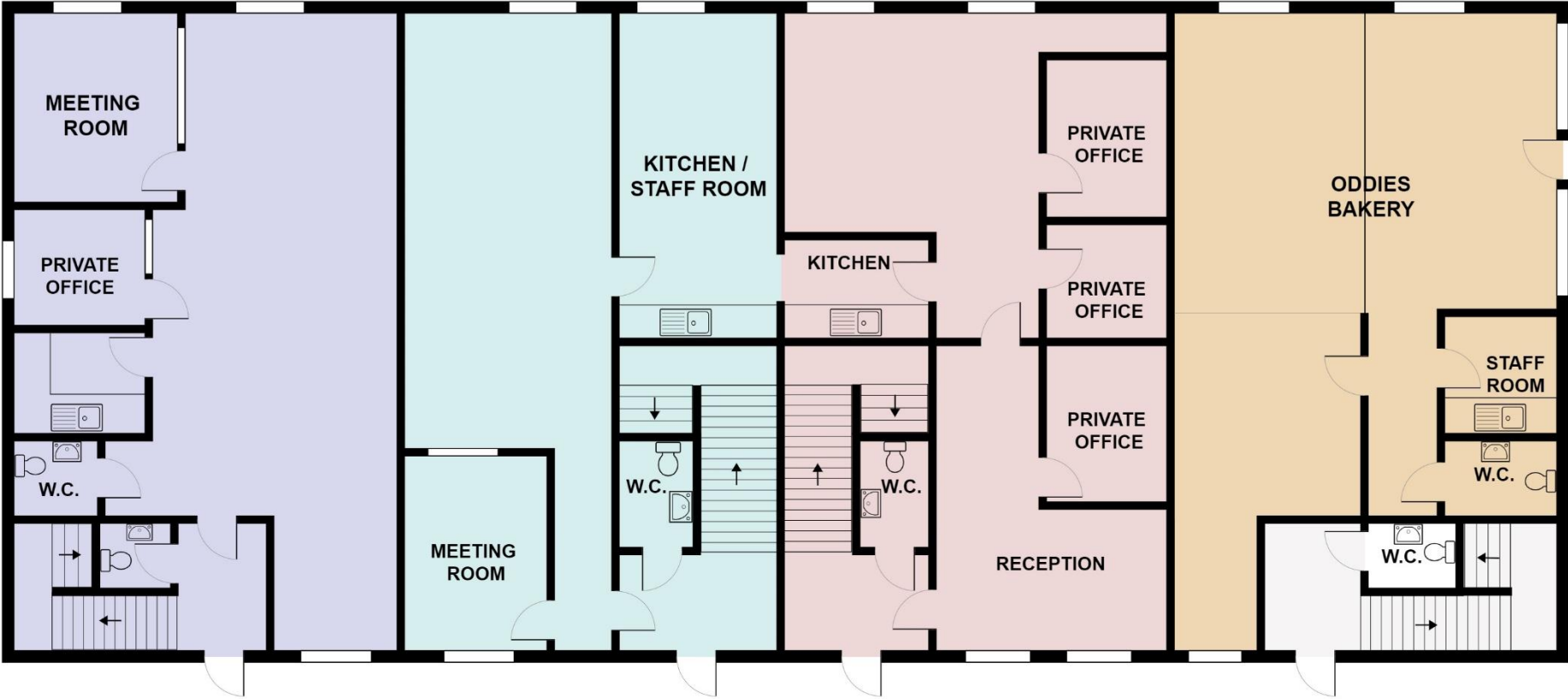
GROUND FLOOR - SUBSTANTIAL OFFICE FACILITY
(Approx 334.4 sq meters 3,600.5 sq ft)

UNIT 9
(89.4 sq meters 963.1 sq ft)

UNIT 8
(89.0 sq meters 958.1 sq ft)

UNIT 7
(88.3 sq meters 951.0 sq ft)

UNIT 6
(67.7 sq meters 728.3 sq ft)



FRONT ELEVATION

FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE

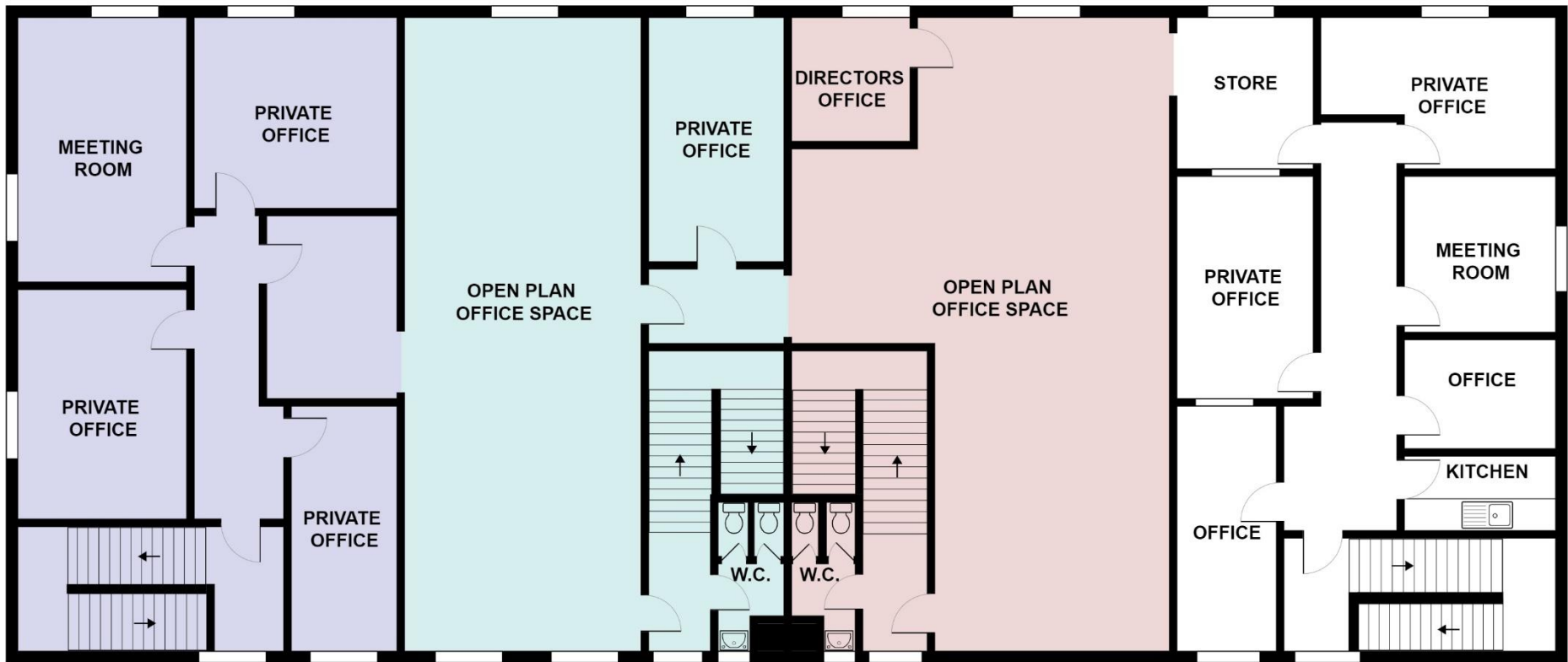
FIRST FLOOR - SUBSTANTIAL OFFICE FACILITY
(Approx 356.7 sq meters 3,839.8 sq ft)

UNIT 9
(89.4 sq meters 963.1 sq ft)

UNIT 8
(89.0 sq meters 958.1 sq ft)

UNIT 7
(88.3 sq meters 951.0 sq ft)

UNIT 6
(89.8 sq meters 967.6 sq ft)



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