

TO LET



Substantial open plan portal frame workshop extending to 7,599 sq ft

Witcar Works, Widow Hill Road, Burnley, BB10 2TJ

- ❁ Workshop / warehouse unit extending to approximately 7,599 sq ft
- ❁ Secure gated site with substantial staff parking
- ❁ Great location close to junction 10 of the M65 and the A6068 (fence bypass)
- ❁ Internal eaves height of 3.2m and Apex of 4.5m
- ❁ Loading roller shutter door access (max height 2.6m) to the rear
- ❁ Open plan layout ideal for various uses such as manufacturing / warehousing / engineering
- ❁ Private offices, kitchen, and toilet facilities
- ❁ Three phase electricity, fluorescent lighting, and concrete floors
- ❁ Available from August 2024 on competitive rental terms
- ❁ Former printers with high power capacity

AVAILABLE FROM AUGUST 2024

NO CAR OR VEHICLE RELATED USES

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

Location

The property is located on Widow Hill Road on Heasandford Industrial Estate which is located off Eastern Avenue approximately 1 mile from Burnley Town Centre.

The property is within a 10 minute drive of Junction 10 of the M65 and also has good access to the A6068 (Fence bypass).

Heasandford is a popular and established industrial estate with various businesses in the immediate vicinity including BooHoo.com, Accrued Plastics, Northbridge Vending and Surteco UK

Description

An open plan workshop unit located on the popular Heasandford Industrial Estate being ideal for manufacturing or warehousing, and is available for occupation from August 2024.

The property offers a fully open plan layout with roller shutter door access to the rear of the property with separate personnel entrances throughout.

Internally the premises benefits from a renovated office block to the side elevation, fluorescent lighting throughout, 3 phase electricity, and gas space heating. In addition the portal frame warehouse provides a internal eaves height of 3.2m and a apex height of 4.5m.

Externally, the property is within a substantial gated site with good loading and car parking.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Front Warehouse including offices	27.1m x 17.7m	5,150	479.6
Rear Warehouse	18.1m x 12.6m	2,449	228.0
GIA		7,599	705.9

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 £25,000 per annum plus VAT.

Vat

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

Business Rates

We have been informed that the rateable value for this property is £17,500 and the annual payable amount is approximately £8,732.

A prospective tenant must verify this information and should contact Burnley Borough Council on 01282 425010 to confirm the exact amount payable.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for their own electricity, water consumption and the buildings insurance which will be recharged by the Landlords.

Services

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

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

The landlord will prepare a standard tenancy agreement and no costs will be required for the preparation of this document.

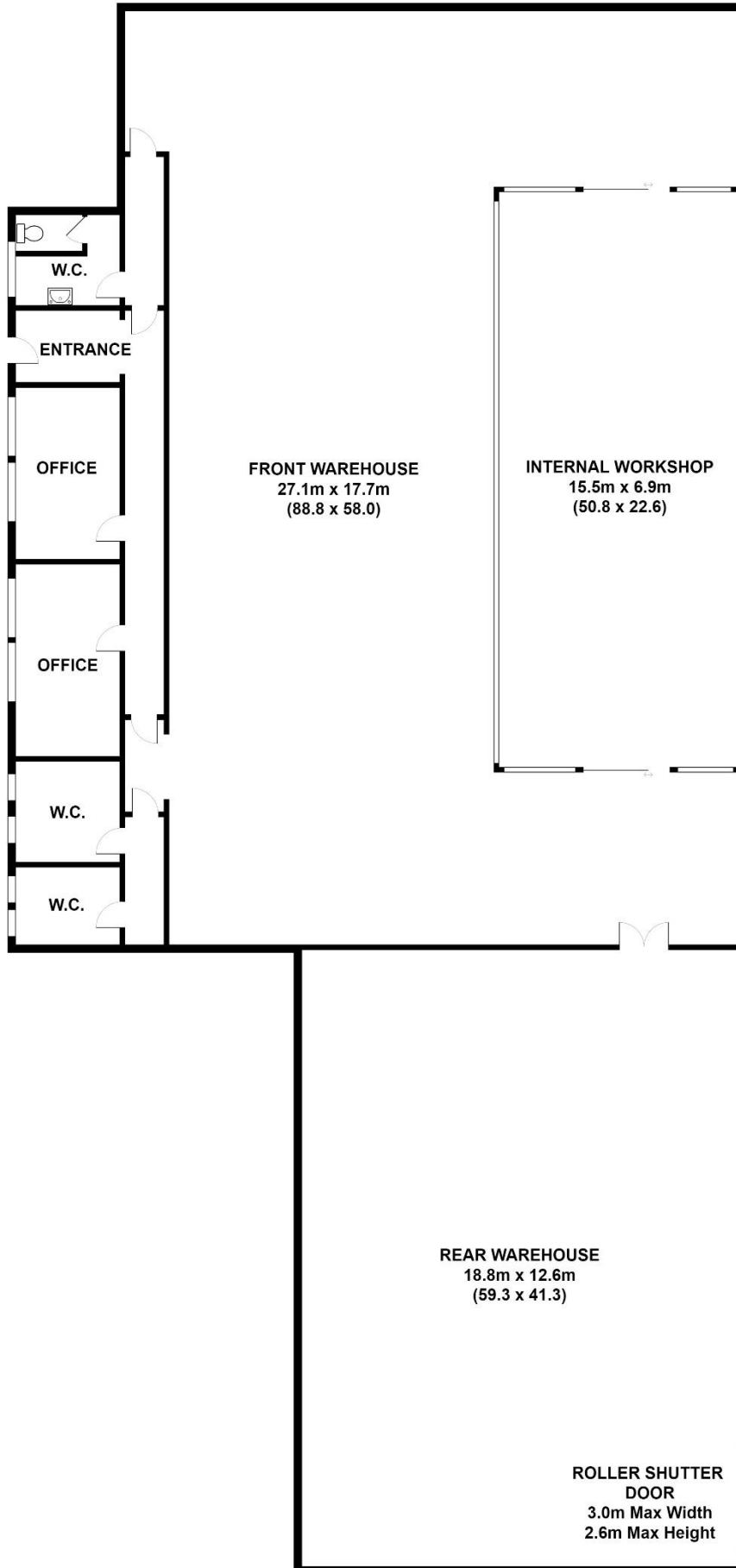
Viewings

Please contact the agents:
Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Aaron Pilling
01282 428486
aaron@whiteacres-property.co.uk

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

SUBSTANTIAL WAREHOUSE WITH OFFICES.
(Approx 705.9 sq meters 7,599 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE