

TO LET



Two industrial units available extending from approximately 1200 - 1,600 sq ft on the edge of Burnley town centre.

Industrial Units International House, Springhill Road, Burnley, BB11 2LQ

- ❁ Two open plan industrial units extending from 1200 - 1,600 sq ft
- ❁ Communal male & female toilets
- ❁ Modern shared reception area
- ❁ External communal car park and non restrictive off street parking
- ❁ Manual loading doors, concrete floors and fluorescent lighting throughout
- ❁ Self-contained industrial units in a popular location on the edge of Burnley town centre
- ❁ Three phase electricity available
- ❁ Free business rates for eligible tenants

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

Location

The property is located on Springhill Road which is accessed off Manchester Road across from the railway station.

The units are within walking distance to Burnley Town Centre and have good access to junction 10 of the M65 motorway.

Description

Two open plan industrial / workshop units located within a Northlight constructed mill in a popular location on the edge of Burnley town centre.

Each unit is accessed via a communal corridor and benefits from manual roller shutter doors, mains electricity, communal male & female toilets, and a modern shared reception area.

Externally, the premises offer communal off street, non restrictive car parking for staff and visitors.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Unit 7A	1627.5	151.2
Unit U9	1210.9	112.5

Terms

The properties are available by way of a new full internal and repairing lease, for a term to be agreed at the following rents:-

Unit 7A - £550 per calendar month plus VAT
Unit U9 - £300 per calendar month plus VAT.

Vat

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

Business Rates

Whiteacres have been informed by the valuation office website that the approximate rateable value for each property is as follows:-

Unit 7A: £5,100 per annum
Unit U9 : TBC

The ingoing tenant is likely to benefit from Small Business Rates Relief and must contact Burnley Borough Council on 01282 425011 to confirm they meet the eligibility criteria.

Outgoings

In addition to the rent and any business rates liability, the ingoing tenant is to be responsible for all services connected to the property along with their own contents insurance.

Services

We understand the property has the benefit of mains electricity.

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:

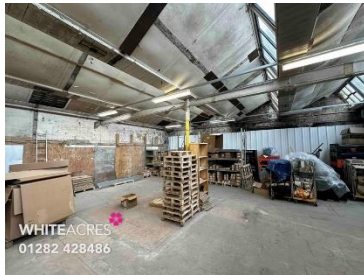
Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

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

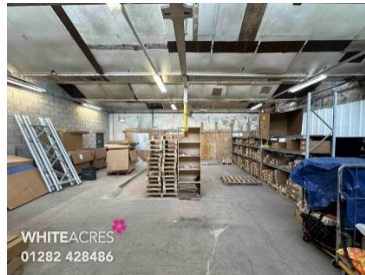
Whiteacres Property
Church House, 10 Church Street, Padiham,
BB12 8HG



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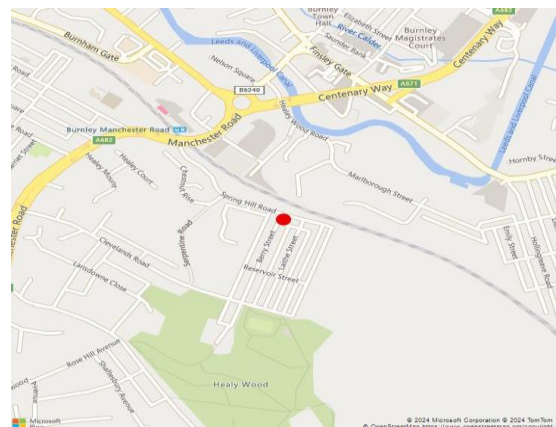
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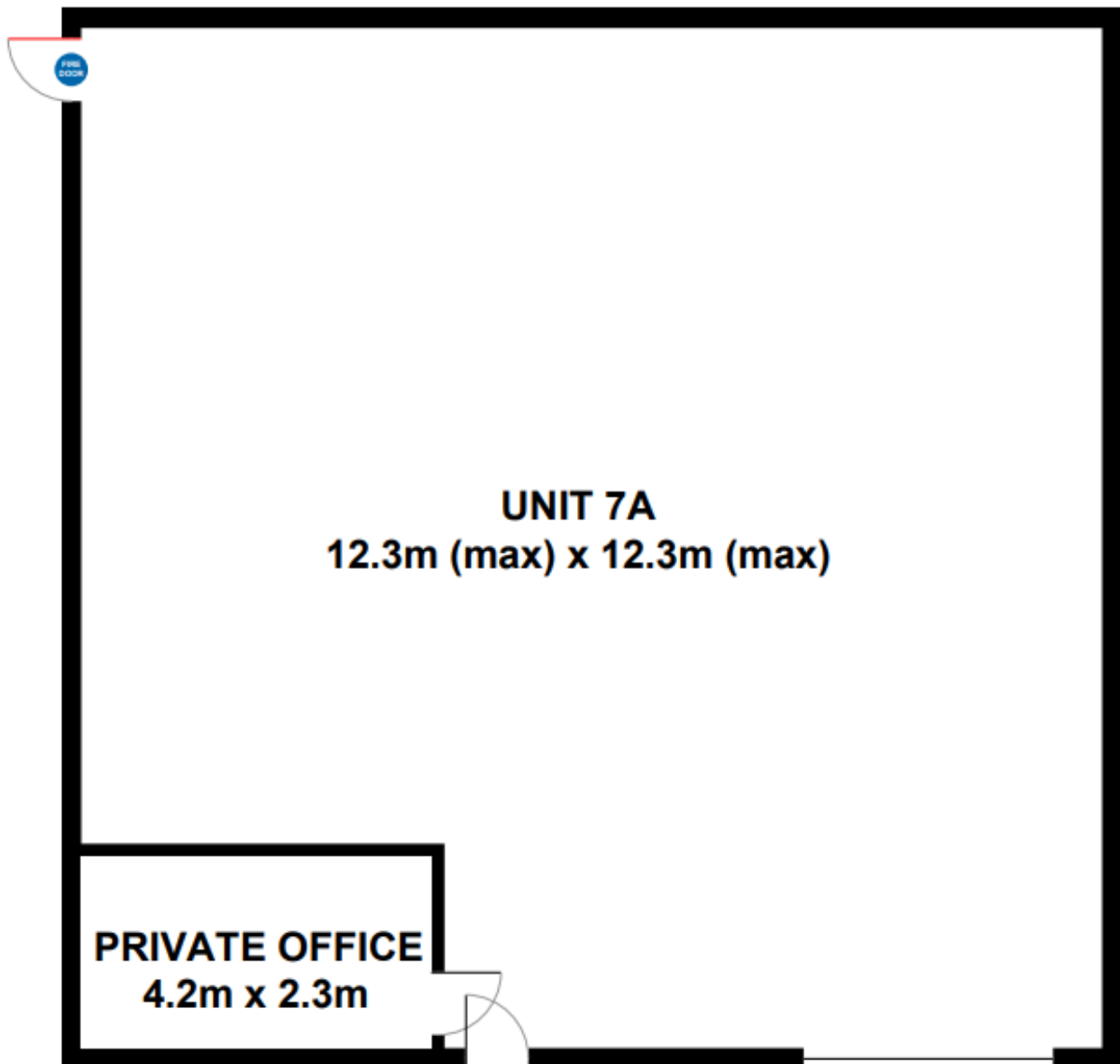
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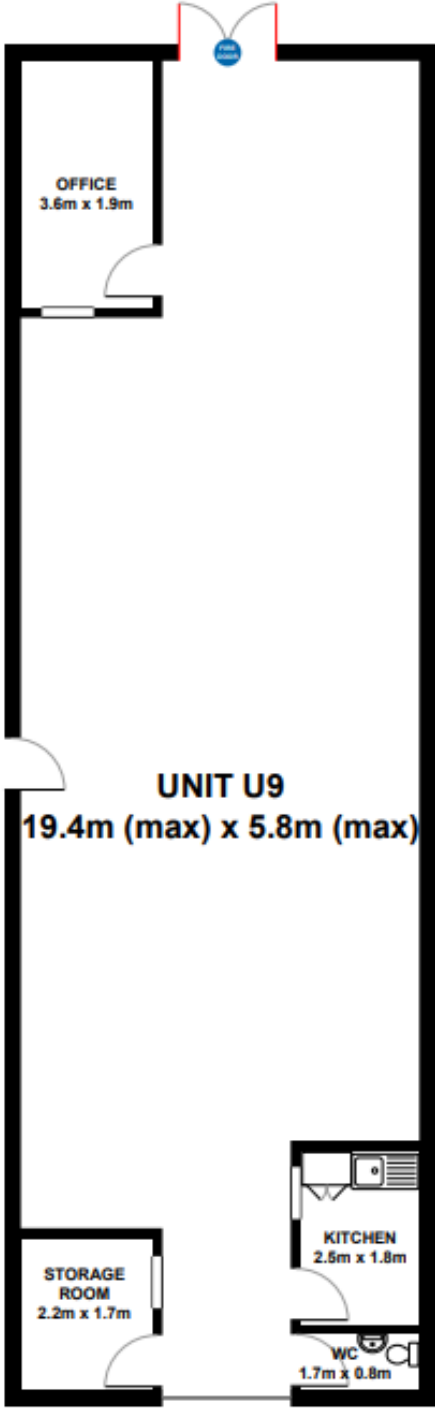


INDIVIDUAL INDUSTRIAL UNIT WITH ROLLER SHUTTER
UNIT 7A - (approx 151.2 sq meters, 1627.5 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

INDIVIDUAL INDUSTRIAL UNIT WITH ROLLER SHUTTER
UNIT U9 - (approx 112.5 sq meters, 1210.9 sq ft)



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