



Spacious detached Workshop / Warehouse with Offices and gated Yard.

TO LET

**14 MARCH STREET
BURNLEY
LANCASHIRE
BB12 0BT**

9,192.45 Sq Ft (853.98 Sq M)

- Detached two storey building conveniently located close to junction 11 of the M65.
- Mix of workshop, light manufacturing and quality office space.
- Secure gated yard with ample parking.
- Electric roller shutter loading door.
- May suit various uses including workshop, light industrial, showroom, office or training.
- Available for immediate occupation.

Location

The property is located on March Street close to its junction with Princess Way (B6434), which links directly to junction 11 of the M65 motorway, offering excellent transport links.

Conveniently located within a five minute drive from Burnley Town Centre, the property is positioned close to Burnley Central Railway Station, ASDA, UCLan Burnley, Princess Way Retail Park and the new Pioneer Place Cinema Development.

Description

A detached portal frame building which has its accommodation arranged over two floors. The ground floor is predominantly open plan, comprising a loading area and large workshop / warehouse with a reception, 3 private offices, canteen, and 3 WC's, one with shower facilities.

The first floor comprises a large open plan office with a kitchenette, 3 private offices, a board room, and two large store rooms. Suitable for a variety of business uses, the property benefits from gas fired central heating with two boilers, electric roller shutter security, a secure gated yard providing good loading facilities and parking for up to 14 vehicles.

Accommodation

Ground Floor

Reception, 3 Private Offices, Workshop / Warehouse, Loading Unit, Canteen, Male / Female WC's, Shower Room, Boiler Room

415.25 sq.m 4,469.75 sq.ft

First Floor

Open Plan Office, 3 Private Offices, Board Room, Kitchenette, Store Room, Eaves Storage

438.75 sq.m 4,722.7 sq.ft

GIA: 853.98 sq.m 9,192.45 sq.ft



Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Rent

£40,000 per annum plus VAT.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £24,250 per annum (2024/25).

Services

The property has the benefit of all mains services including gas fired central heating.

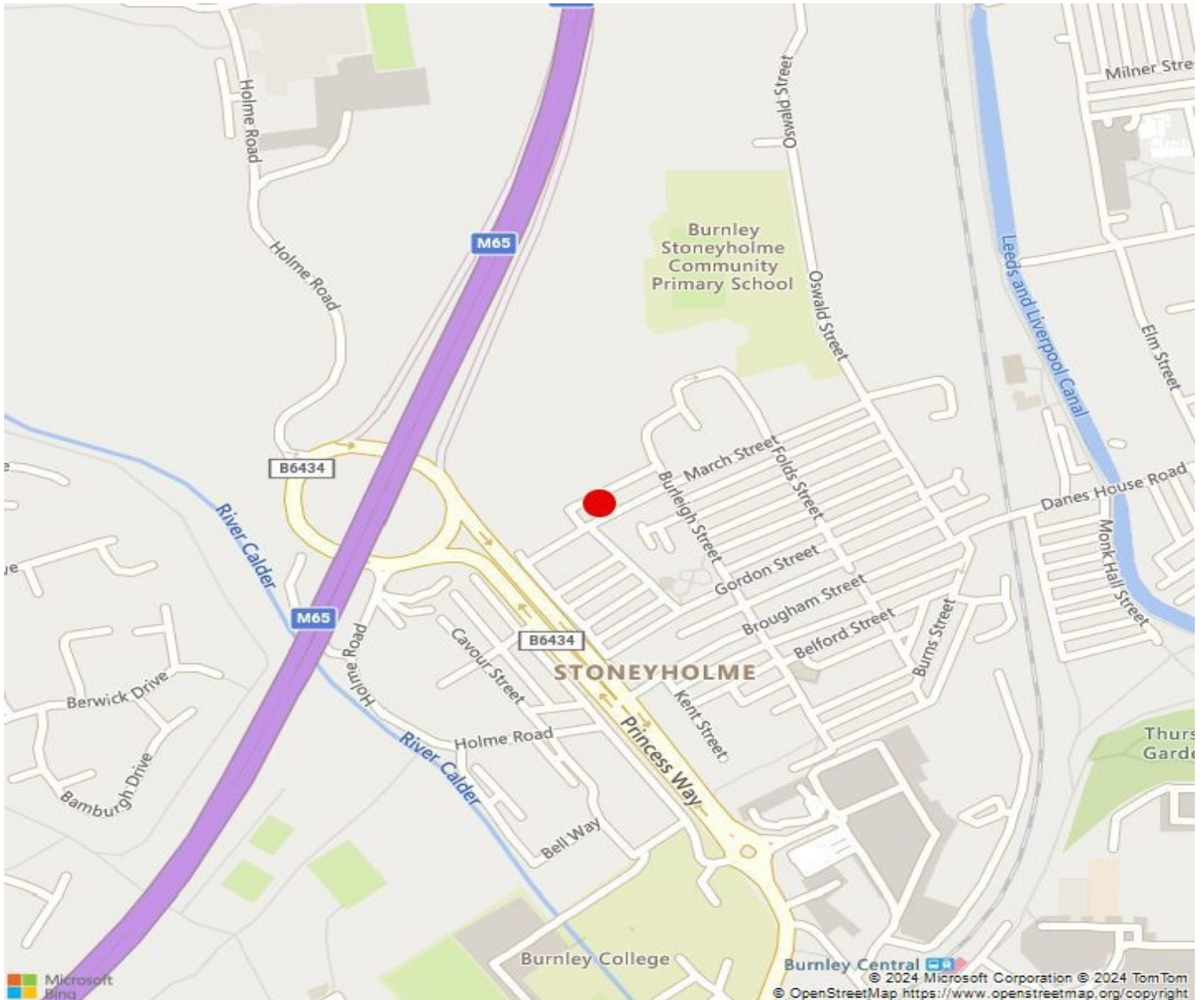
Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

