



## SUBSTANTIAL MANUFACTURING/WAREHOUSE ACCOMODATION WITH OFFICES.

# TO LET

Various Units  
Time Technology Business Park  
Blackburn Road  
Simonstone  
Burnley  
BB12 7NQ

Size 1,059 sq.m to 4,087.60 sq.m  
(11,400 sq.ft to 44,000 sq.ft)

- Excellent loading facilities.
- Established business park with 24 hours security patrol.
- Generous shared yard areas for parking and loading with large car parking to the rear.
- Flexible terms available.
- Easy Motorway access

## LOCATION

The Technology Park is situated within an established business and industrial area of Lancashire, adjacent to junction 8 of the M65 Motorway and Padiham by-pass.

## DESCRIPTION

The site provides various warehousing, storage and manufacturing units with 24 hour security patrol. Shared yard areas for parking and loading are available together with a large car park to the rear of the site.

## ACCOMMODATION

See Schedule.

## RENT

On application.

## TERMS

Flexible terms available from one month.

## SERVICES

We understand that all main services are available including three phase electricity. Substantial power is available on the site.

## SERVICES RESPONSIBILITY

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

## SERVICE CHARGE

A Service Charge to include buildings insurance is levied by the Landlord for the external repairs, maintenance and upkeep of the communal areas and site security .

## BUSINESS RATES

To be assessed.

## LEGAL COST

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

## VAT

We understand that VAT is charged on the rental price.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677  
commercial@petty.co.uk  
www.pettycommercial.co.uk



## Schedule of Accommodation

Unit	Size	Description	Status
Unit 4	44,000 sq.ft	8m high 6 Internal loading bays of which 4 are 40ft. Mezzanine floor / despatch office/ canteen area 1,500 sq.ft. Toilets	Available Now
Unit 5E	11,400 sq.ft	X 1 external loading bay & fork lift truck ramp	Available End March 2019
Unit 5	11,400 sq.ft	X 2 external loading bays & forklift truck ramp	Available Now