

**Unit B6, Heasandford Industrial Estate ,
Widow Hill Court , Burnley, BB10 2TJ**



**High Quality Warehouse Unit
143,177 SqFt (13,301 SqM)**



Separate self contained yard and office parking



Warehouse with offices



Close Proximity to J10 & J13 of M65

For further information please contact:

Jack Rodgers

07748 704191

0161 956 4015

jack.rodgers@avisonyoung.com

James Goode

07891 810260

0161 956 4115

james.goode@avisonyoung.com

08449 02 03 04

avisonyoung.co.uk/

Location

The property is situated on the established Heasandford Industrial Estate in Burnley, close to junctions 10 and 13 of the M65 motorway. Neighbouring businesses also located on the estate include Safran Nascelles, Boohoo and MB Aerospace

Description

The property comprises a very high-quality detached warehouse property with two storey office accommodation along the front elevation. The total floor space extends to 143,177 sq. ft. and a full breakdown of the sizes can be found in the accommodation section of these details.

The property is constructed on a steel portal frame with a combination of brick and metal cladding. The warehouse is accessed via three separate electrically operated loading doors extending to a height of 5.3m.

Internally each bay of the property extends to 9m across the centre sections with an eaves of 6.6m on the steel columns / frame. The lighting across the entire warehouse has recently been upgraded to LED to ensure the accommodation is bright and suitable for precision engineering.

The office accommodation is arranged over ground and first floors with two separate access points along the front elevation. The offices benefit from Air Conditioning throughout, a series of private meeting rooms, perimeter CAT 5 trunking and carpet tiles throughout.

The building has been generally found to be in exceptional condition throughout.

Rent

£506,000 + VAT per annum. (£3.53 per sq. ft.)

Accommodation

Floor	Use	Sq. ft.	Sq. M.
Ground	Warehouse	124,110	11,530
Ground	Office	10,094	937
First	Office	7,905	735
Lower Ground	Ancillary	1,068	100
TOTAL		143,177 sq. ft.	13.302 sq. m.

Leasehold Terms

The property is available by way of an assignment of the existing lease. The headline lease terms are available in the tenancies sections of these details.

The existing lease is held on full repairing and insuring terms with the tenant responsible for the usual occupier costs to include business and water rates, electricity and gas.

Business Rates

The tenants will be responsible for payment of business rates direct to the Local Authority.

VAT

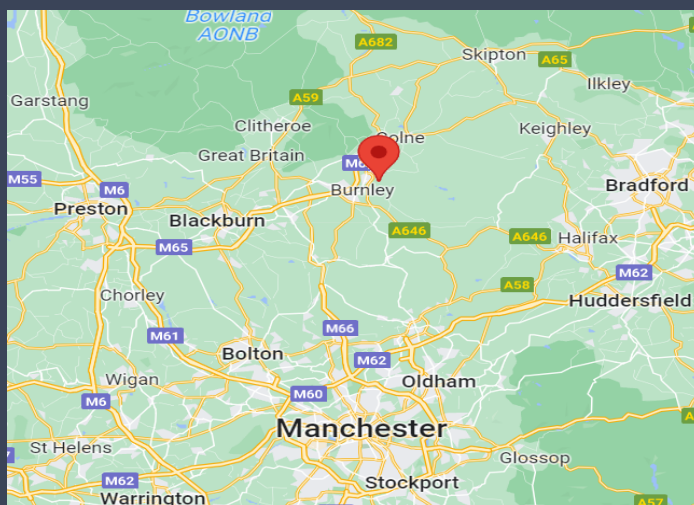
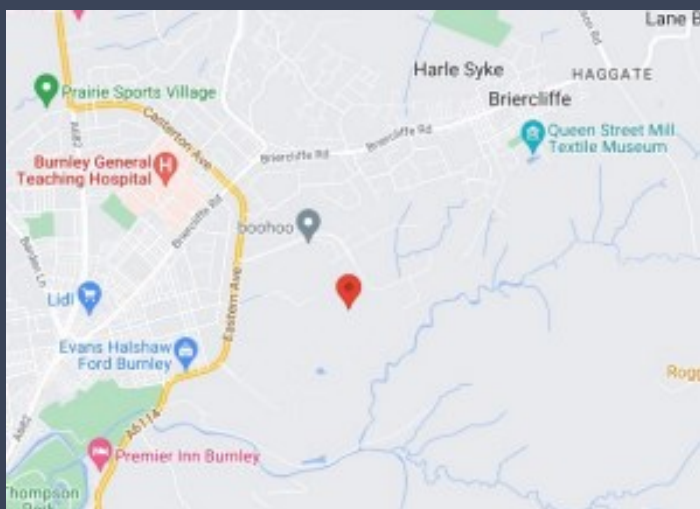
VAT if applicable will be charged at the standard rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

EPC

The EPCs have been prepared and are available on request.



Visit us online avisonyoung.co.uk

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

© Avison Young (UK) Limited. All rights reserved.

Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

- 1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.
- 2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.
- 3) No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

4) All prices quoted are exclusive of VAT.

5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.

Anti-Money Laundering: To comply with our legal responsibilities for Anti-Money Laundering, it will be necessary for the successful bidder to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details.
- Identification and verification of ultimate beneficial owners.
- Satisfactory proof of the source of funds for the Buyers / funders / lessee.

**AVISON
YOUNG**