

INDIGO HOUSE, TIME TECHNOLOGY PARK, SIMONSTONE, BURNLEY, BB12 7NQ

- Warehousing / Industrial Units
- 200SQFT – 27,000SQFT
- Secure site with guarded access.

TO LET
ON FLEXIBLE TERMS



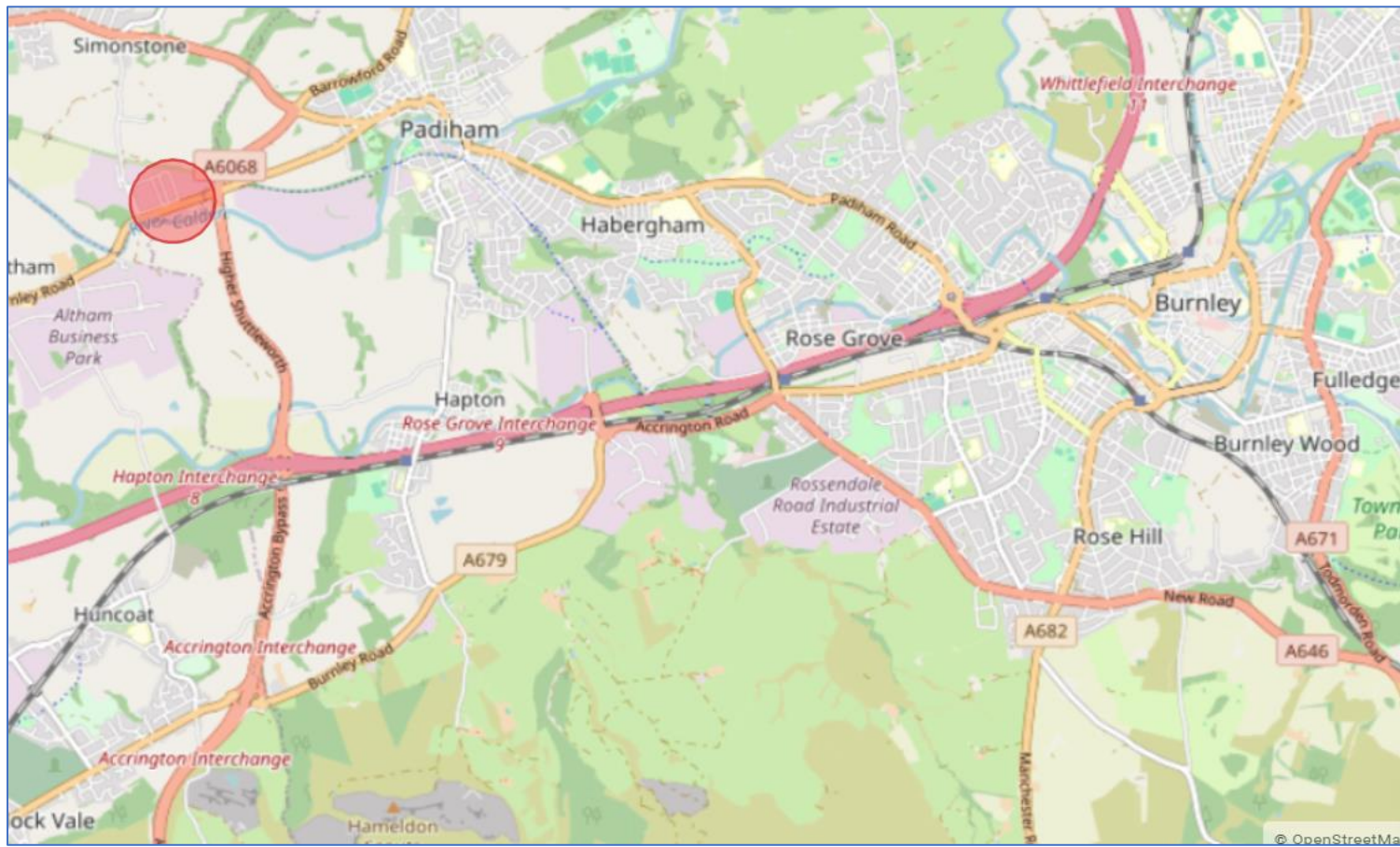
INDIGO HOUSE, TIME TECHNOLOGY PARK, SIMONSTONE, BURNLEY, BB12 7NQ

- Close to Junction 8 of the M65.
- Close to amenities
- Warehousing / Industrial Units 200SQFT to 27,000SQFT
- Flexible Terms
- Secure Site

Location

The Technology Park is situated within an established business and industrial area of Lancashire, midway between Altham Business Park and Shuttleworth Mead Business Park.

It has excellent access to Junction 8 of the M65 motorway, which is approximately one and a half miles away.



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Description

Comprising a range of good-quality warehouse & industrial units situated within this secure site, being completely fenced and with the benefit of 24-hour security guard patrol.

Accommodation

The current availability is as follows:

Unit ID	Status	Unit Type	Area Sq Ft	Rent(Psf)
5C	Vacant	Warehouse	500	6.00
5E	Vacant	Warehouse	11,500	5.00
6	Vacant	Warehouse	17,494	4.50
7A	Vacant	Warehouse	529	6.00
7B	Vacant	Warehouse	523	6.00
9	Vacant	Warehouse / Office	2,800	5.00
14A	Vacant	Warehouse	2,000	5.50
15A	Vacant	Warehouse	2,000	5.50
15A1	Vacant	Warehouse	217	7.00
19 A	Vacant	Warehouse	2,400	5.50
24	Vacant	Warehouse	206	7.00
25	Vacant	Warehouse	451	7.00
27	Vacant	Warehouse	600	7.00
Ob2	Vacant	Warehouse	26,942	4.00



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Description

The property comprises excellent high quality two storey office accommodation benefiting from warm air heating, carpeted floors, reception area and ample on-site reserved parking.

The accommodation comprises approximately 7,800sqft.

SERVICES

All mains services are available. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

REPAIRS

Internal repairing.

RATING

To confirm rates payable contact Ribble Valley Borough Council 01200 425111.

TERMS

Units are available to lease for a term to be agreed to include regular rent reviews.

VAT

VAT is charged upon the rental.

SERVICE CHARGE

A service charge, to include buildings insurance is levied by the landlord for external repairs, the maintenance and upkeep of the communal areas and site security. The cost is 85p per sq.ft.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's legal costs for preparation of the lease. The consent fee being £750.00 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

VIEWINGS

Viewings are strictly by prior appointment only with the sole selling agents. Please call 01942 242 636 or email info@fazakerleysharpe.co.uk to arrange a viewing.



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1. All descriptions, plans, dimensions, reference to condition or suitably for use and occupation and other details are given in good faith and are believed to be correct. Any intending purchaser should not rely on the statements of fact but must satisfy themselves by inspection or otherwise as the correctness of them.
2. Any electrical or any other appliances at the property have not been tested not have the drains, heating plumbing, electrical installations. All intending purchasers are recommended to carry out their own investigations before Contract.
3. No person in the employment of T Fazakerley & Son has any authority to make any representations or warranty whatsoever in relation to this property.
4. These particulars are produced in good faith and set out the general outline only for the guidance of any intended purchasers or lessees in order for them to make an informed decision regarding the property and do not constitute an offer or contracts not any part thereof.
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