

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



UNIT 17 FARRINGTON COURT ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5SS

- Industrial / Warehouse / Trade Counter Unit
- Situated on a well-established industrial park
- 1,200 sq.ft
- Close to Junctions 9 & 10 of the M65
- Can be combined with Unit 16 – 2,727 sq. ft. total

LOCATION

Situated within Farrington Court within the well established Rossendale Road Industrial Estate, the M65 motorway being within easy access via Junction 9 or 10.

Farrington Court is situated off Farrington Road and occupiers within the vicinity include Veka and Warburtons.

DESCRIPTION

Single storey mid terraced unit of brick and blockwork construction with concrete floor beneath a profile sheet metal clad roof.

Access is via an electric roller shutter door on the front elevation. Internally there is a w.c.

ACCOMMODATION

Gross Internal Floor Area	111.57 sq.m.	1,200 sq.ft.
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EXTERNALLY

Frontal loading and parking area.

SERVICES

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

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority who can be contacted on 01282 425011.

RATING

The property has a rateable value of £8,500. Unit 17 would be rate free to sole occupiers under the Small Business Rate Relief Scheme. Contact Burnley Borough Council on 01282 425011 to confirm.

RENTAL

£11,400 per annum (£950 per month)

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

A service charge is levied on all occupiers within the estate to cover management and maintenance of the common areas.

VAT

VAT is not applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an energy rating of D (76). A copy of the Certificate is available upon request.

LEGAL COSTS

No charge for the landlord's standard agreement.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

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