

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

TO LET



UNIT 16 FARRINGTON COURT ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5SS

- Industrial / Warehouse / Trade Counter Unit
- Situated on a well-established industrial park
- 1,527 sq. ft.
- Close to Junctions 9 & 10 of the M65
- Can be combined with Unit 17 – 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 a manual roller shutter door on the front elevation. Internally there is a w.c. and a partitioned counter / reception.

ACCOMMODATION

Gross Internal Floor Area	141.87 sq.m.	1,527 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 is currently assessed in conjunction with Unit 15. The property will have to be reassessed upon occupation. An assessment can be provided if required. As a guide, Unit 17 at 111.57 sq.m. has a rateable value of £8,500. Unit 18 at 70 sq.m. has a rateable value of £4,750. Both Units 17 and 18 would be rate free to sole occupiers under the Small Business Rate Relief Scheme. Contact Burnley Borough Council on 01282 425011 to confirm.

RENTAL

£14,500 per annum (£1,208 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 B (44). 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.





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