

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

**TO LET/MAY SELL
INGOING INCENTIVES AVAILABLE**



DUKE MILL MARTIN STREET BURNLEY BB10 1SH

- Purpose built high bay warehouse
- 3,805 sq.m. (40,957 sq.ft.)
- Fully sprinklered
- Drive in loading and dock level loading
- Reception, office and kitchen facilities
- Approx 2 miles from Junction 10, M65

LOCATION

The property is situated approximately half a mile east of Burnley on Colne Road (A682). The premises are also within two miles from Junction 10 of the M65.

DESCRIPTION

The property comprises of a modern purpose built high bay steel portal warehouse with loading bays. The property is finished part in natural stone together with profile cladding above and to the walls and roof.

Internally the warehouse is open plan with the exception of a reception, office, w.c. and kitchen facilities.

Loading is via both tailgate and drive in access from a private yard.

ACCOMMODATION

Gross Internal Floor Area
3,805 sq.m. (40,957 sq.ft.)

RACKING

The existing racking in the warehouse can be utilised by any occupier otherwise the landlord will remove it

SERVICES

It is understood that all mains services are connected and drainage to public sewers. The warehouse is heated by independent gas heaters and there is separate wet heating systems to the offices. The accommodation is also sprinkled and the tanks are in a separate building opposite.

It is the ingoing tenant's/purchaser'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 ingoing tenant's/purchaser's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Burnley Borough Council 01282 425011.

RIGHTS OF WAY

The property is situated adjacent to Primrose Mill and rights of way will be retained by both occupiers on a one way system around the site for the purposes of loading.

RATING

To be assessed.

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.

Depending upon terms agreed and covenant strength ingoing incentives are available by negotiation.

RENTAL

£175,000 PER ANNUM

PRICE

Upon Request

VAT

The rental is quoted exclusive of but may be subject to VAT at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates for the ground floor are available upon request. The upper floors will need reassessing upon development.

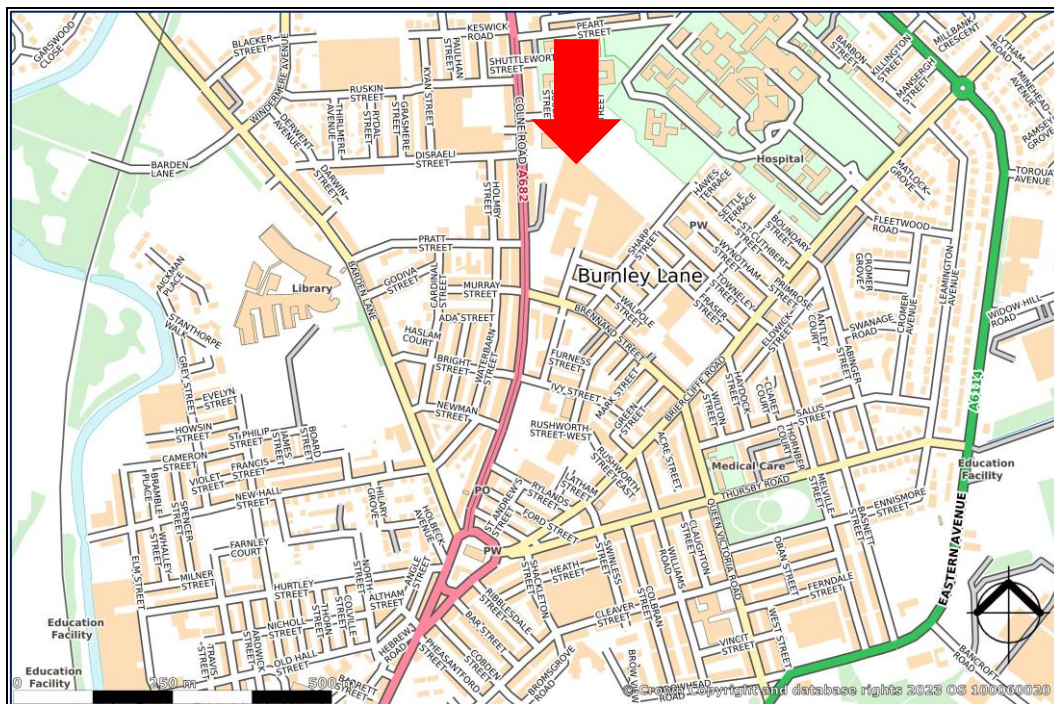
LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

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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