



**FOR SALE / TO LET (MAY SPLIT)**

# BRUN HOUSE

Kingsway . Burnley . BB11 1AG

**Suitable for a variety of uses**  
(subject to planning consent)  
**3,144 sqm. (33,847 sq.ft.)**

A landmark office building in an edge of town centre location with substantial parking

## LOCATION

Situated on Kingsway at its junction with Active Way on the edge of Burnley town centre.

The property fronts Kingsway with extensive car parking accessed from South Street to the rear. The property is in a mixed commercial area of the town and close to the new Pioneer Leisure development which will bring forward a new cinema and various restaurants at the edge of the town centre.

Burnley Central Railway Station is within walking distance as is the main shopping centre and all its amenities.



M65 Jct 11

Five storey office building constructed in approximately 1980 with open plan accommodation on all of its five floors.

Stairwells at each end of the property and central core area off which is a further stairwell and central toilets. Toilets on each floor.

There is also a basement area which houses the boiler room and storage area.

Externally, the property has recently been renovated and accessed from South Street is an extensive car park with 59 marked spaces.

## ACCOMMODATION

Fourth Floor	622.7 sq.m.	6,703 sq.ft.
Third Floor	638.9 sq.m.	6,877 sq.ft.
Second Floor	638.9 sq.m.	6,877 sq.ft.
First Floor	622.7 sq.m.	6,703 sq.ft.
Ground Floor	621.2 sq.m.	6,687 sq.ft.
<b>Total Net Internal Floor Area</b>	<b>3,144.4 sq.m.</b>	<b>33,847 sq.ft.</b>



## SERVICES

All mains services are available. It is the prospective purchaser's/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

The property would be suitable for a variety of uses. It is the prospective purchaser's/tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority

## RATING

The property has a current rateable value of £132,000 we are verbally informed by the Local Authority. If split the property will then have to be re-assessed.

## TENURE

The property is held on a long leasehold interest from Burnley Borough Council which expires on the 24th March 2095. The ground rent is based on 5.3% of the passing rent or ERV and is reviewed every 21 years. Burnley Borough Council would be approachable as to a re-gear if required. Next review 2033.

## LEASE TERMS

The property is available as a whole or can be split with the accommodation available on an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## RENTAL / PRICE

Upon Request

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

Each party to be responsible for their own costs.

# BRUN HOUSE

## VIEWING

STRICTLY BY APPOINTMENT  
WITH THE SOLE AGENTS

Trevor Dawson Limited, The Portal,  
Bridgewater Close, Network 65  
Business Park, Burnley, Bb11 5tt.

Michael Cavannagh

Michael@tdawson.co.uk

07909 682 153

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

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