

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

FOR SALE / TO LET



UNITS 2 & 3 IRIDIUM WAY BURNLEY BB12 7EJ

- 278.7 – 603.9 sq. m (3,000 – 6,500 sq. ft.)
- Junction 9 M65 Burnley
- Adjacent occupiers include Fagan and Whalley, Townsend Records and Exertis
- Superb industrial/warehouse units

LOCATION

Situated within Burnley Bridge Business Park which is located immediately off Junction 9 of the M65 Motorway.

Burnley Bridge is now one of the premier business parks along the M65 corridor where other occupiers include Fagan and Whalley, Exertis and Townsend Records.

DESCRIPTION

Two units within a terrace of three. The units are of portal frame construction with an internal eaves height of 7 metres.

The units are in a shell condition ready for occupier fit out.

Externally there is a large yard area for loading and parking. Loading is via a large electrically operated up and over door on the front elevation.

ACCOMMODATION

Unit 2	278.7 sq. m	3,000 sq. ft.
Unit 3	325.2 sq. m.	3,500 sq. ft.

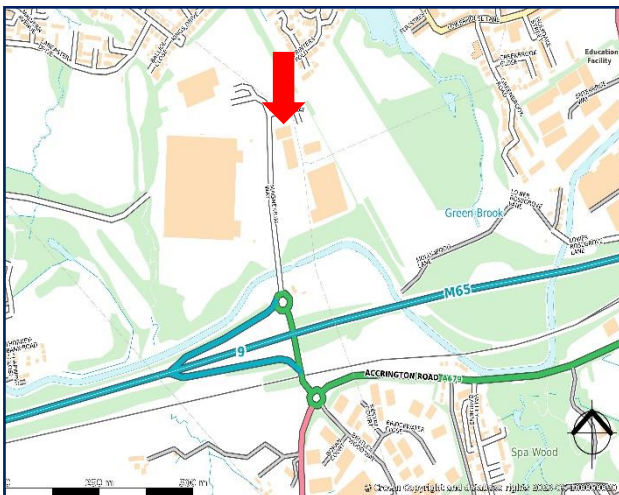
All areas are quoted on a gross internal basis.

EXTERNALLY

There is a large concrete yard area to the front of the buildings for loading and parking.

SERVICES

All mains services are available including three-phase electricity. It is the ingoing tenant's/purchaser's responsibility to verify that all services are suitable for their requirements.



PLANNING

It is the ingoing tenant's/purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

The units are currently assessed in conjunction with unit 4 and will have to be reassessed upon occupation. An estimate can be provided if required.

TENURE

Leasehold/long leasehold.

LEASE TERMS

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

RENTAL/PRICE

Upon request.

SERVICE CHARGE

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

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

The buildings were constructed to a BREEAM Rating of very good. The properties have had an EPC Rating of B which expired on the 4 June 2024 and is currently being renewed.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

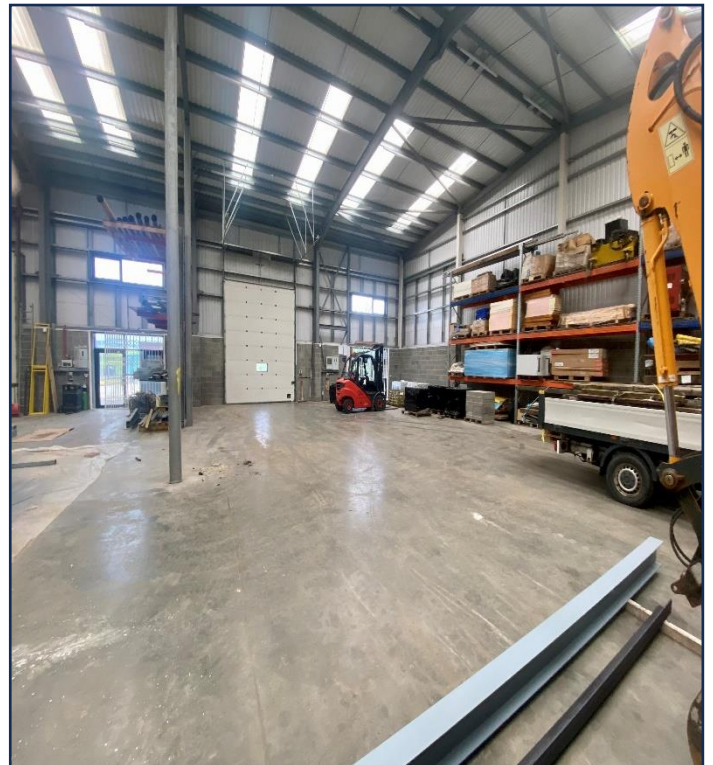
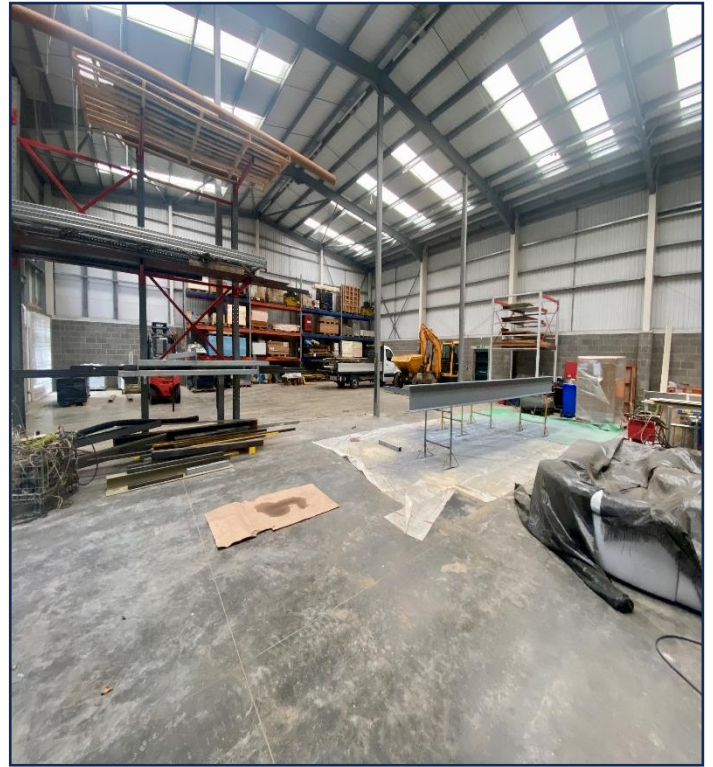
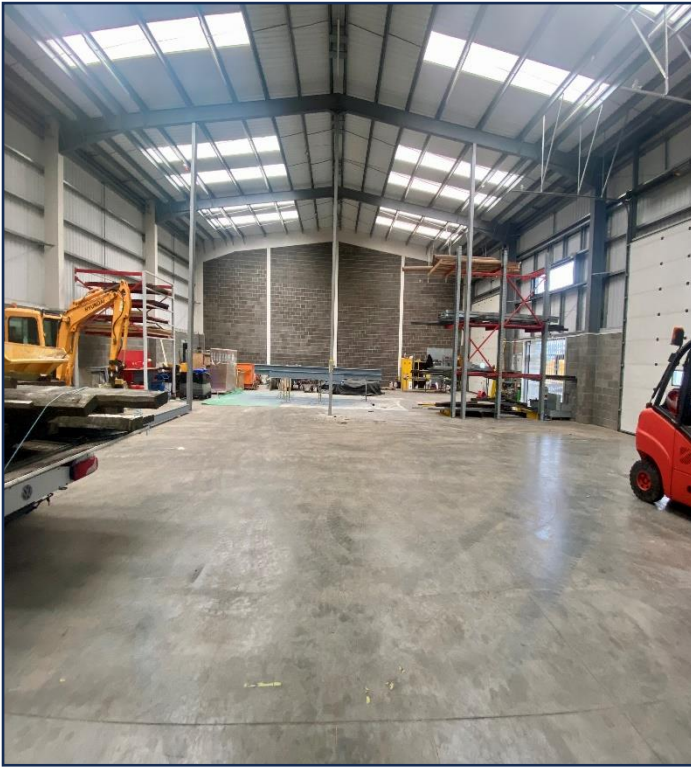
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

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

Our Ref: MC KC.16717 Email: michael@tdawsonco.uk



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