

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
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**TO LET**



## UNIT 12 FARRINGTON COURT ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5SS

- Industrial / Warehouse Unit
- Situated on a well established industrial park
- 70.38 sq.m. (758 sq.ft.)
- Close to Junctions 9 & 10 of the M65

## 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 roller shutter door 2.93m height x 2.8m width on the front elevation. Internally there is a w.c. and kitchenette and 2 offices/stores and delivery/production area. The partitions can be removed to create larger open areas.

## ACCOMMODATION

Gross Internal Floor Area	70.38 sq.m.	758 sq.ft.
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Depth 10 metres approx..

## EXTERNALLY

Frontal loading and parking area.

## SERVICES

All mains services are available, 3 phase electric. Gas (no meter). 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.

## RATING

The unit has a rateable value of £4,800. No rates to pay under the Small Business Rate Relief Scheme. Contact Burnley Council 01282 425011 to confirm.

## TENURE

Leasehold on a full repairing and insuring basis.

## RENTAL

**£765 per month**

## SERVICE CHARGE

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

## INSURANCE / GROUND RENT

The tenant will reimburse the landlord the costs of buildings insurance and ground rent.

## VAT

VAT will not be charged on the rental.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an energy Rating of E.

## LEGAL COSTS

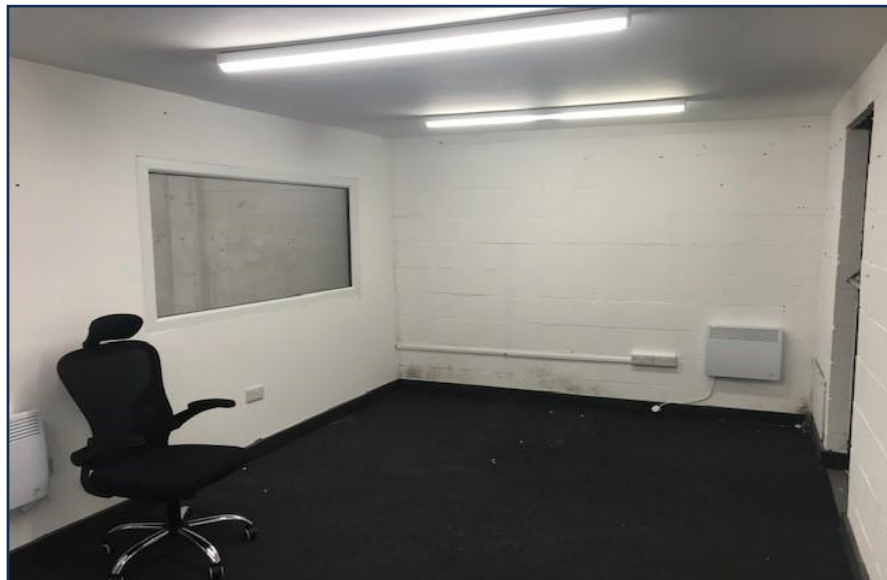
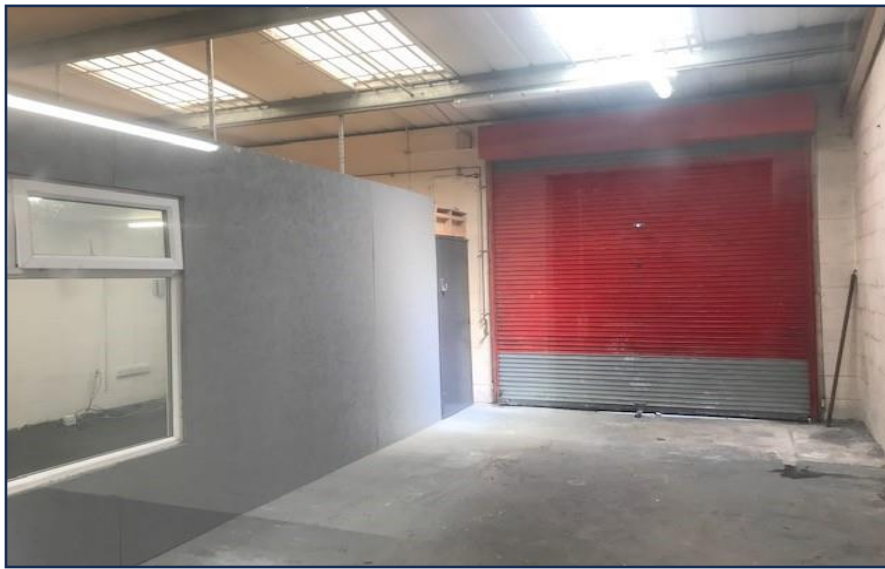
Each party to be responsible for their own costs incurred.

## 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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