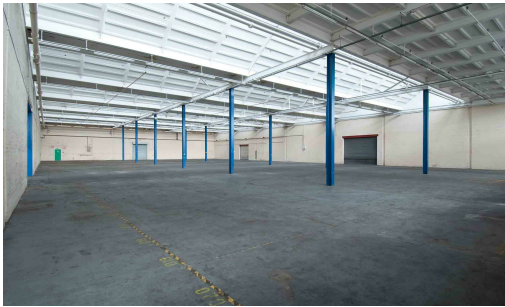


Unit 5E, Time Technology Park, Simonstone, Burnley, BB12 7NQ

**TO LET**



## TO LET

**Use** - Industrial

**Size** - 11,500 Sq ft

**Rent** - £63,250 per annum plus VAT

- Modern Warehouse Accommodation With Offices
- Excellent motorway access close to J8 M65 motorway
- Secure site with guard house and controlled access
- Ample on site parking and loading



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 5E, Time Technology Park, Simonstone, Burnley, BB12 7NQ

### Location

Time Technology Park is situated within an established business and industrial area of Lancashire, mid way between Altham Business Park and Shuttleworth Mead Business Park.

It has excellent access to Junction 8 of the M65 motorway, which is approximately 1.5 miles away.

### Description

Time Technology Park comprises a range of high quality industrial and warehouse units, situated within an extremely secure site, being completely fenced and with the benefit of 24 hour security guard control.

Unit 5E extends to 11,500 sq.ft and has a good eaves height and ample on site parking.

### Accommodation

The area is 11,500 sq.ft (53.378 m x 20.164 m)

### Rental

£63,250 per annum plus VAT

### Lease Terms

The property is available by way of a minimum term of 3 years on effective full repairing and insuring terms.

### Service Charge

A service charge is levied on occupiers. This covers building insurance, site security, landscaping and any external repairs. Further details on request.

### Rating

The rateable value is £37,250.

### Services

It is understood that all mains services are available to the unit.

### EPC

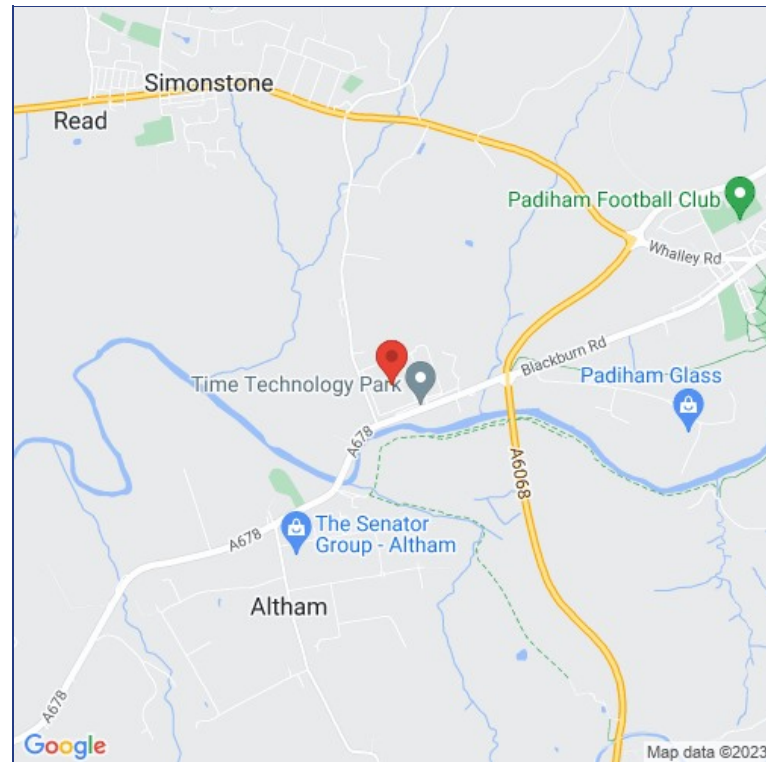
An Energy Performance Certificate is available on request.

### Planning

Most industrial and warehouse uses will be considered, subject to obtaining the appropriate planning consent and landlord's approval.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01254 699030



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Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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