

BRADWOOD WORKS, MANCHESTER ROAD, DUNNOCKSHAW, BURNLEY, BB11 5PW



29,845 Sq Ft - (2,772.6 Sq M)

- **1.7 ACRE SITE**
- **SUBSTANTIAL POWER SUPPLY**
- **LARGE OPEN PLAN WAREHOUSE WITH TWO-STOREY OFFICE**
- **FREEHOLD**



LOCATION

Bradwood Works is located off the A682 Manchester Road, which connects Burnley with Rawtenstall, and is 10 minutes' drive from Burnley Town Centre. Passing through villages Loveclough and Crawshawbooth. Rawtenstall is a 10 minute drive to the South of the property.

Access to the A56 which leads on to the major motorway networks is 4.8 miles away, approximately 12 minutes' drive.

The M65, is 4.5 miles away at Junction 10, then leads to Blackburn and Preston, with the M6 beyond and good connectivity to the Yorkshire regions.

DESCRIPTION

The site is approximately 1.7 acres and comprises of two buildings.

The main building is of a steel portal frame construction, with translucent panels and a pitch profile steel roof, with brick elevations, this is accessed by a glazed entrance to the front elevation, which then leads to a series of offices at ground and first floor level, these offices have been recently modernised with new carpets and LED lighting, as well as providing perimeter trunking. W.C.'s are situated at both ground and first floor level, with the benefit of a kitchen area at the first floor.

This main warehouse has a concrete slab floor, with a maximum eaves height of 7.36 metres.

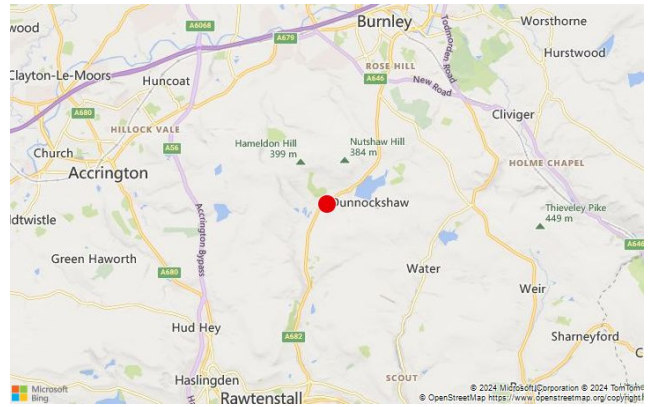
An attached steel trussed premises is connected to the modern warehouse with a concrete floor and pitched asbestos cement roof. Two roller shutter entrances are accessed via the main yard.

Externally, there is an abundance of car parking, and the site includes a substation with the title.

ACCOMMODATION

Description	Sq. M	Sq. Ft
Unit 1 Modern Warehouse	1,715.8	18,468
Unit 2	1,056.9	11,377
Total	2,772.6	29,845

(The premises are measured on a gross internal basis)



PRICE

£1,495,000.

RENTAL

£140,000 per annum

TENURE

The premises are available on a freehold basis or by way of a new lease on terms to be negotiated.

SERVICES

We understand all main services are available to the property.

SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

LEGAL FEES

Each party to be responsible for their own legal fees.

RATES

We have been informed by the Valuation Office Website, that the Rateable Value for the property is £66,500 per annum, with the rates payable being £34,846.

The prospective purchasers/tenants must check and verify this information by contacting Burnley Borough Council on 01282 425011.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



0161 763 0828

VAT

Rents and prices where quoted are exclusive of, but are liable to, VAT at the prevailing rate.

VIEWING

Strictly by appointment with the Joint agents.

Nolan Redshaw:

Contact: Jonathan Pickles

Tel: 0161 763 0825

Email: jonathan@nolanredshaw.co.uk

Whiteacres:

Contact: Jonathan Wolstencroft

Tel: 01282 428 486

Email: jonathan@whiteacres-property.co.uk

ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



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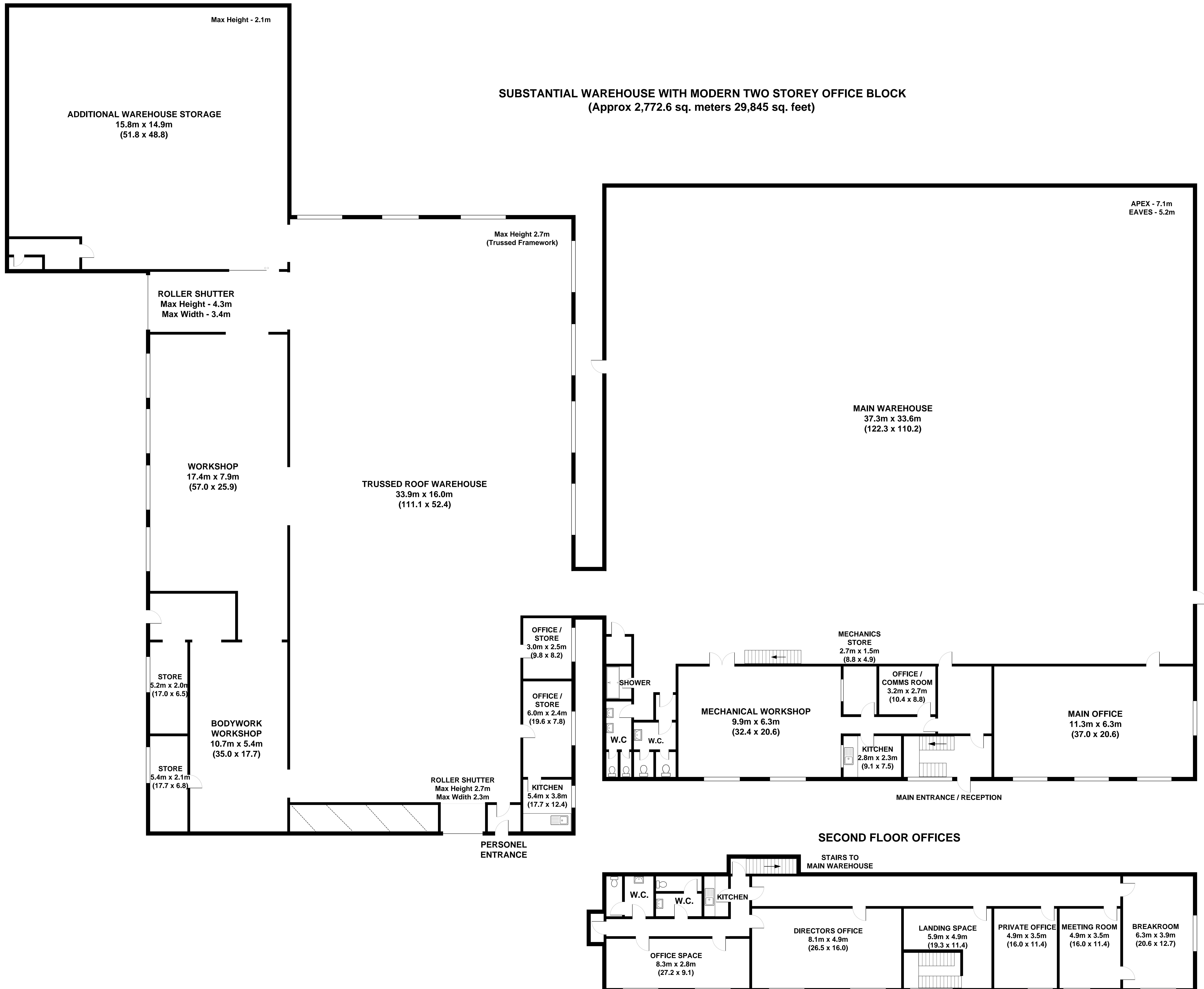








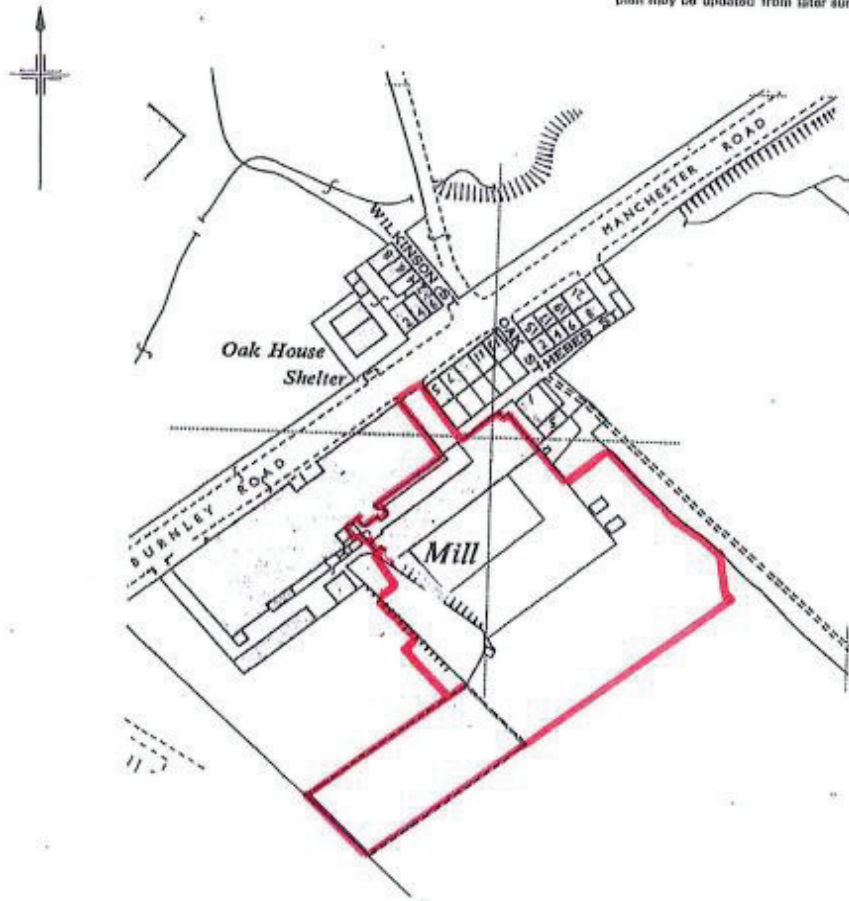
SUBSTANTIAL WAREHOUSE WITH MODERN TWO STOREY OFFICE BLOCK
 (Approx 2,772.6 sq. meters 29,845 sq. feet)



For illustration purposes only - not to scale

H.M. LAND REGISTRY		TITLE NUMBER	
		IA 798805	
ORDNANCE SURVEY PLAN REFERENCE	SD8127	SECTION D	Scale 1/1250 Enlarged from 1/2500
COUNTY LANCASHIRE	DISTRICT BURNLEY	© Crown copyright 1977	

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



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