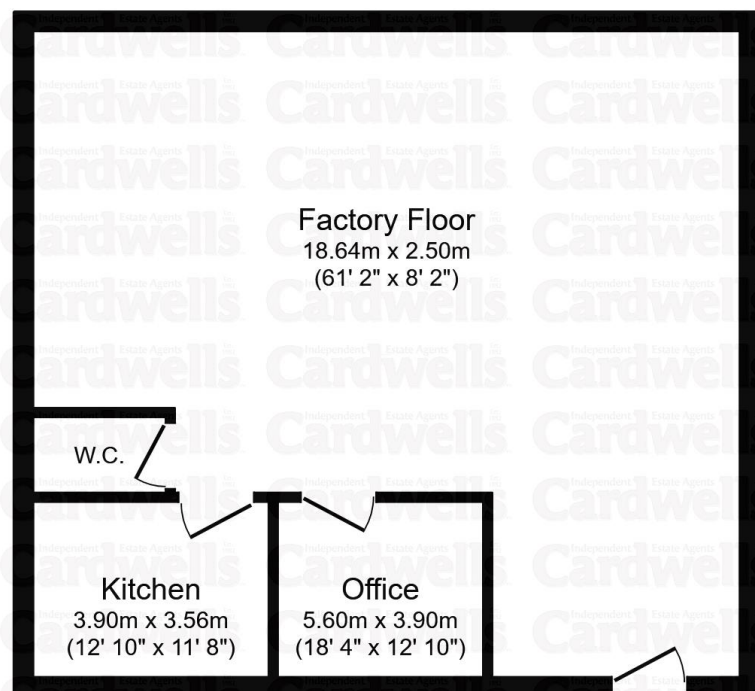




**UNIT 1 BYTHELL COURT BILLINGTON ROAD,
BURNLEY, BB11 5UB**



- Modern Industrial/Comm. Unit
- Overall Approx. 5026 ft²
- Roller Shutter Entry
- Unit Max Height 7.75m
- Office/Kitchen/Staff Room
- 6 Designated Parking Spaces
- Available March 2027
- Rent is PLUS VAT



Annual Rental Of £35,000

BOLTON

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: bolton@cardwells.co.uk

BURY

14 Market St, Bury, BL9 0AJ
T: 0161 761 1215
E: bury@cardwells.co.uk

LETTINGS & MANAGEMENT

11 Institute St, Bolton, BL1 1PZ
T: 01204 381 281
E: lettings@cardwells.co.uk

Incorporating: Wright Dickson & Catlow, WDC Estates



Fivegate Ltd. Registered In England No. 1822919. Registered Office: 11 Institute Street, Bolton, BL1 1PZ. Directors: A.R. Cardwell. R.W.L. Cardwell. & R.W. Thompson.



Cardwells estate agents have available a modern unit To Let by way of a new lease with negotiable terms to be agreed. Approximately 5026 ft² overall being 18.64 m frontage x 25 m long, all on one level with maximum unit height of 7.75m. Entry is by roller shutter 5.3 m high x 4 m wide, there is an office to the front left corner 3.9 m x 5.6 m, a kitchen/staff room 3.9 m x 3.56 m with modern fitted units/sink etc and staff toilet 2.31 m x 1.59 m. These being inclusive of the square footage. The current rateable Value is: £23,000. The unit will be available to move into from March 2027. Please contact Cardwells Commercial Letting Agents Bolton, seven days a week on 01204 381281 or email us lettings@cardwells.co.uk for further information and arrange a personal inspection. In the first instance is a walk through video for your perusal. Please note the building is subject to VAT so the rent is £35,000 PLUS VAT.

ACCOMMODATION AND APPROXIMATE ROOM SIZES:

Gated Entry: 5.3 m high x 4 m wide - manually operated.

Main Office: 12' 10" x 18' 4" (3.9m x 5.6m) Electric radiator.

Kitchen/Staff Room: 12' 10" x 11' 8" (3.9m x 3.56m) Modern fitted units, sink, electric radiator, 3 phase.

Washroom: 7' 7" x 5' 3" (2.3m x 1.59m) White wc and wash basin.

Parking: 6 designated parking spaces.

Rent: £35,000 per annum (plus VAT)

Lease Term The lease & term is negotiable on application with the landlord.

Credit Check Fee If a credit check is required there will be a charge to the tenants of £360 Including VAT (£300 + VAT)

Viewings Viewing is highly recommended to appreciate all that is on offer, a personal viewing appointment can be arranged by calling Cardwells Letting Agents Bolton on 01204 381281 or emailing; bolton@cardwells.co.uk or visiting: www.Cardwells.co.uk. In the first instance a walkthrough viewing video will be available to watch in due course.

Disclaimer his brochure and the property details are a representation of the property offered for sale or rent, as a guide only. Content must not be relied upon as fact and does not form any part of a contract. Measurements are approximate. No fixtures or fittings, heating system or appliances have been tested, nor are they warranted by Cardwells Letting Agents Bolton, or any staff member in any way as being functional or regulation compliant. Cardwells Letting Agents Bolton do not accept any liability for any loss that may be caused directly or indirectly by the information provided, all interested parties must rely on their own, their surveyor's or solicitor's findings. We advise all interested parties to check with the local planning office for details of any application or decisions that may be consequential to your decision to purchase or rent any property. Any floor plans provided should be used for illustrative purposes only. Any leasehold properties both for sale and to let, may be subject to leasehold covenants, if so further details will be available by request. All clients monies held in our Clients Account are overseen and monitored by Chartered Accountants. Cardwells Letting Agents Bolton are members of the property ombudsman redress scheme. All clients money is protected with Clients Money Protection (CMP). Cardwells Estate Agents Bolton, Cardwells Estate Agents Bury, Cardwells Lettings Agents Bolton and Cardwells Lettings Agents Bury are trading names of Fivegate LTD.

