

TO LET / MAY SELL

Unit 1, Farrington Place, Burnley, BB11 5TY
24,314 Sq Ft



UNIT 1, FARRINGTON PLACE, BURNLEY, LANCASHIRE, BB11 5TY

- Rent - £140,000 p.a. + VAT
- 24,314 sq ft (2,259 sq m) plus canopy
- Substantial industrial property close to J10 of M65
- Currently undergoing refurbishment



**UNIT 1, FARRINGTON PLACE, BURNLEY,
LANCASHIRE, BB11 5TY**

Location

Unit 1, Farrington Place is strategically located on one of Burnley's principal commercial and industrial locations. The estate benefits from excellent connectivity, situated approximately 1 mile south-west of Burnley town centre and within easy reach of Junction 10 of the M65 motorway, providing direct access to the wider Lancashire region, Manchester, Preston and the national motorway network.

The surrounding area is home to a diverse range of occupiers across the manufacturing, distribution, trade counter and service sectors, creating a thriving business environment. Burnley itself has a strong industrial heritage and continues to attract investment, supported by a skilled local workforce and excellent transport infrastructure.

Description

Unit 1 Farrington Place comprises a modern detached industrial/warehouse facility with high-quality office accommodation along the front elevation.

The warehouse provides predominantly open-plan accommodation and benefits from a minimum eaves height of approximately 4.7 metres, rising to 7 metres at the central apex. Loading access is provided via two level access roller shutter doors together with a dock level loading door, offering flexibility for a variety of manufacturing, storage and distribution uses. A covered canopy area serves two of the loading doors, providing valuable additional covered storage and loading space.

The office accommodation is currently undergoing a comprehensive refurbishment programme and will be finished to a high specification, including new carpet floor coverings, LED lighting, raised access floors and an enlarged staff canteen/breakout area. The offices are predominantly open plan in layout, complemented by a number of private offices and meeting rooms.

Externally, the property benefits from a substantial dedicated car park providing approximately 35 parking spaces, all set within attractive landscaped grounds. A service road runs along the side elevation of the building, providing direct access to the loading doors and warehouse areas.

The property offers an excellent opportunity for occupiers seeking a well-specified industrial facility with quality office accommodation in a secure and established business location.

Accommodation

We have measured the property on a gross internal area (GIA) basis as follows:

Warehouse: 19,159 sq ft (1,780 sq m)
Offices: 5,155 sq ft (479 sq m)
Total: 24,314 sq ft (2,259 sq m)

In addition, there is a canopy area extending to 2,259 sq ft (209 sq m).

Lease Terms

Available by way of a new 5 year FRI lease.

Rating

As published on the VOA website the property has a rateable value of £92,000. This means rates payable for occupiers will be in the region of £44,160 per annum.

Legal Costs

Each party responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable to the figures quoted.

Services

All mains services are connected to the property.

Availability

Available September 2026

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Price

On Application

Rent

£140,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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