

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



UNIT 1 AMS TECHNOLOGY PARK BILLINGTON ROAD BURNLEY BB11 5UB

- Modern industrial/warehouse unit
- Midway between Junctions 9 & 10 of the M65.
- Popular commercial location.
- 223 sq. m (2,400 sq. ft.)
- Plus useful mezzanine of 111 sq. m (1,200 sq. ft.)

LOCATION

Situated on Billington Road within the popular Rossendale Road Industrial Estate.

The estate is situated midway between Junctions 9 & 10 of the M65 which connects with the M6 and M61 to the South of Preston.

Occupiers on the estate include Warburtons, Velocity Composites and Veka Plc.

DESCRIPTION

An end terrace unit in a block of four modern industrial units located at the entrance to the Technology Park.

The unit is of steel frame construction with offices and staff facilities available.

Access is via an electrically operated up and over door.

The frontage of the terrace has feature brickwork elevations to the ground floor and thereabove clad in insulated sheet metal to walls and roof.

ACCOMMODATION

Ground Floor

Providing warehousing, reception, private office, large open plan office, WC and kitchen.

223 sq. m (2,400 sq. ft.)

Useful mezzanine above the offices.

111 sq. m (1,200 sq. ft.)

EXTERNALLY

Frontal loading and parking areas to the unit.

SERVICES

All mains services are available including three phase electricity.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The property is assessed with a Rateable Value of £22,750 from the 1st April 2026.

RENTAL

£25,000 per annum.

Payable monthly or quarterly in advance

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

A Service Charge is levied on all occupiers within the Technology Park for management and maintenance of the common external areas.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party is to be responsible for their own costs incurred.

MONEY LAUNDERING

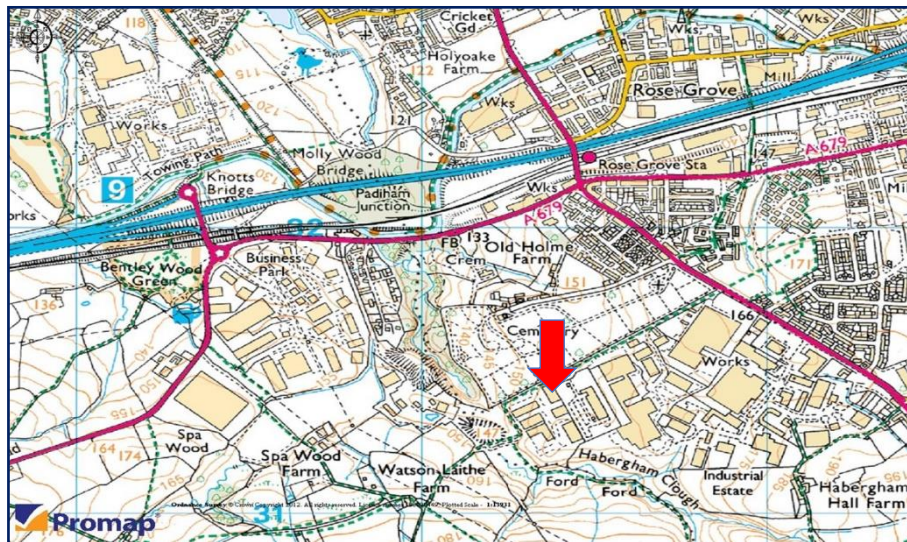
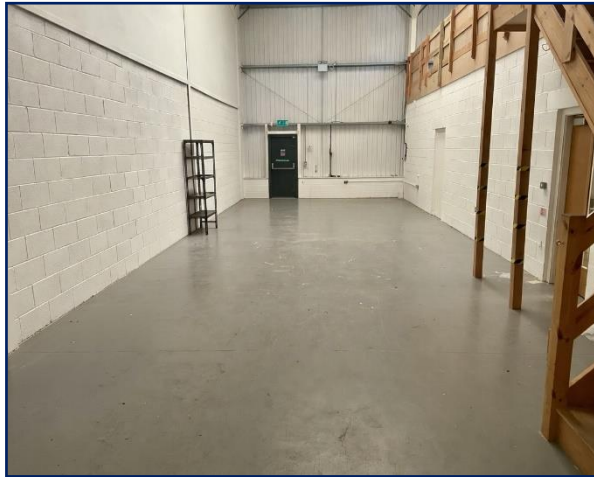
In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: MC.KC.2603.16907 Email: michael@tdawson.co.uk





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