

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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TO LET/FOR SALE



UNIT 6 FARRINGTON PLACE BURNLEY BB11 5TY

- New industrial/warehouse unit
- Occupation available Q2 2026
- 3,936 sq. m (42,368 sq. ft.)
- Close to Junctions 9 & 10 of the M65 motorway
- 800 kVA electrical power available

LOCATION

Situated within the popular Rossendale Road Industrial Estate on Farrington Place. Adjacent occupiers on the Estate include CoolKit, Veka and Warburtons.

Rossendale Road Industrial Estate is accessed from Rossendale Road (A646) this links with Accrington Road (A679) which provides direct access to both Junctions 9 & 10 of the M65.

DESCRIPTION

Single storey new build unit of portal frame construction in two bays. The property will benefit from two roller shutter loading doors along the front elevation. Internally eaves height of approximately 6m.

To the frontage of the property will be constructed two sets of WC's, mess room, locker room and office.

ACCOMMODATION

Gross Internal Floor Area

3,936 sq. m (42,368 sq. ft.)

EXTERNALLY

The property is within a large site with ample room along the frontage for parking and loading. The proposed car park will provide approximately 44 spaces.

PLANNING

Planning was granted on the 11th September 2024 for the erection of a general industrial building (Use Class B2). Planning Application No. FUL/2024/0203. Full plans of the building are available from the Local Authority Website.

SERVICES

All mains services will be available including three phase electricity. A total supply of 800 kVA will be available on site via a new sub-station.

SERVICES RESPONSIBILITY

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

RATING

The property will have to be assessed upon occupation. An estimate can be provided if required.

TENURE

Occupational Leasehold or Freehold.

RENTAL

Upon request.

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.

PRICE

Upon request.

VAT

VAT will be applicable.

ENERGY PERFORMANCE CERTIFICATE

Upon completion of the unit an Energy Performance Certificate will be commissioned.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

MONEY LAUNDERING

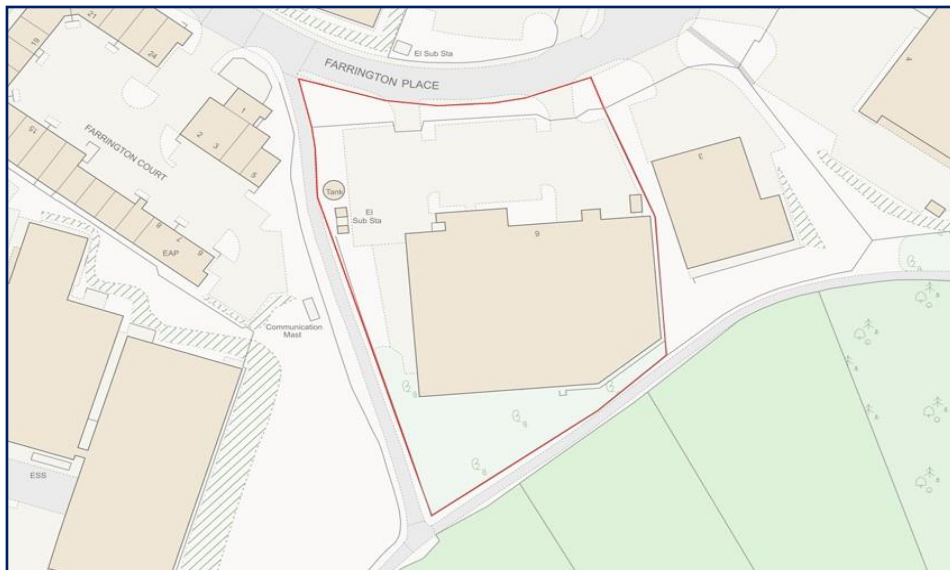
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

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.2510.16863 Email: michael@tdawson.co.uk





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