

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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TO LET



UNIT 6 SUMMIT WORKS MANCHESTER ROAD BURNLEY BB11 5HG

- 1,038.95 sq. m (11,184 sq. ft.)
- Workshop/warehouse premises with two-storey premises.
- Two-storey frontal offices.
- Conveniently located at the edge of Burnley.
- Secure loading yard.

LOCATION

Summit Works fronts Manchester Road (A682) one of the main arterial routes into Burnley from the Rossendale area.

The property is located approximately 400 yards from the junction of Manchester Road and Rossendale Road which provides a link to Junction 9 of the M65 approximately two miles away.

DESCRIPTION

Workshop/warehouse area within two bays accessed from a roller shutter door to the side elevation approximately 4.5 metres wide by 4.2 metres high.

The workshop accommodation offers well planned space with the benefit of works, WC's and small works office.

To the frontage of the building is a two-storey office block which provides reception and four offices within the ground floor together with three further offices and a canteen at first floor. A single-storey extension to the frontage incorporates WC's.

ACCOMMODATION

Ground Floor

Offices 134.33 sq.m (1,446 sq. ft)

First Floor

Offices 134.33 sq.m (1,446 sq.ft)

Workshop area 770.29 sq.m (8,292 sq.ft)

Total Gross Internal Floor Area
1,038.95 sq. m (11,184 sq.ft.)

EXTERNALLY

Parking is available on the frontage of the property to Manchester Road within a tarmac parking area. To the side of the property is a gated secure yard shared with other units which is available for loading to the workshop.

SERVICES

All mains services are available including three-phase electricity. The workshop is heated via a gas fired hot air blowers with a hot water central heating system to the offices.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

We are verbally informed by the Local Authority that the property has a current Rateable Value of £30,750.

RENTAL

£44,750 per annum

The rental is quoted exclusive of VAT which if applicable will be charged at the current prevailing rate. The rental will be payable either 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.

VAT

VAT is not applicable we are informed.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

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.

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