

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
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TO LET



UNITS 1 & 2 BILLINGTON ROAD ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5UB

- 5,832 sq. m (62,771 sq. ft.)
- Manufacturing/warehouse premises
- Popular commercial location
- Close to Junctions 9 & 10 of the M65
- Large site extending to approximately 0.34 hectares (3.32 acres)

LOCATION

Situated on the popular Rossendale Road Industrial Estate which is equi-distant between junctions 9 & 10 of the M65 motorway. Both junctions are within approximately 1 mile.

Billington Road is accessed via Rossendale Road (A646) which links with both motorway junctions via Accrington Road (A679).

DESCRIPTION

Two adjoining manufacturing/warehouse units which are currently occupied as a single building. The units are of steel portal frame construction with brick and profile sheet metal cladding beneath a sheet metal roof.

Unit 1 provides 1 dock level loading door and one ground level loading door with an internal eaves height of approximately 4.24 metres. The front elevation of the property is a single storey office block.

Unit 2 provides two dock level loading doors from the front elevation together with one ground floor level loading door to the side. Eaves height of approximately 6.6 metres. Two storey offices to the front of the building which benefits from a feature glazed frontage.

The property benefits from LED lighting throughout together with electric vehicle charging points to the frontage of the offices.

ACCOMMODATION

Unit 1

Warehouse	2,727.4 sq. m (29,358 sq. ft.)
Ground floor offices	28 sq. m (304 sq. ft.)

Unit 2

Warehouse	2,253.8 sq. m (24,260 sq. ft.)
Ground floor offices	402.1 sq. m (4,328 sq. ft.)
First floor offices	384.9 sq. m (4,143 sq. ft.)

External sprinkler tank room	35.1 sq. m (3,078 sq. ft.)
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Total gross internal floor area
5,831.6 sq. m (62,771 sq. ft)

EXTERNALLY

The property is within a large site of approximately 3.32 acres which provides a generous yard/loading area to the front and side elevations as well as excellent parking.

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

RATING

The property is currently assessed together with adjacent properties in the development and will have to be reassessed upon occupation. An estimate can be provided if required.

LEASE TERMS

The property is available by way of an assignment of an existing Lease. The current Lease is from the 1st January 2023 for a term of 10 years with a break at the 1st January 2028. The current passing rental is £315,000 per annum. The lease is held on full repairing and insuring terms.

The current tenant will be looking to break from the lease and therefore the landlord would be amenable to agreeing terms for a new Lease for a term of years to be agreed at a market rent. Details upon request.

A copy of the Lease is available upon request.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

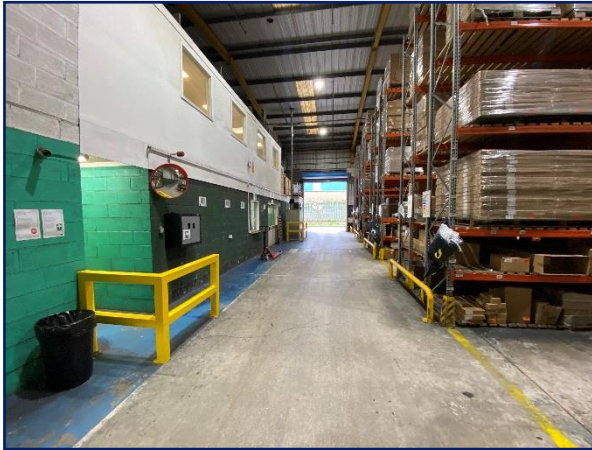
The property currently has an Energy Rating of C. A copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

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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