

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



**UNIT 10 KESTREL COURT
BRIDGEWATER CLOSE
NETWORK 65 BUSINESS PARK
BURNLEY
BB11 5NA**

- Modern industrial unit
- 263.84 sq. m. (2,840 sq. ft.)
- Mezzanine 104 sq. m. (1,119 sq. ft.)
- High quality specification
- Modern industrial/warehouse unit
- Next to junction 9, M65

LOCATION

The development is situated at the entrance to Network 65 Business Park, adjacent to Junction 9 of the M65 motorway.

This is an established business area, with other occupiers including Vodaphone, Panaz and Peri Legwear.

DESCRIPTION

Kestrel Court comprises a series of high quality modern industrial units visible from the M65 motorway, providing a range of space from 2,000 to 10,000 sq. ft.

Features include the following:

- 6m eaves height
- Steel portal frame construction.
- Designated vehicle parking and loading areas.
- Feature high quality external cladding.
- Reinforced concrete floor.
- Services to include 3 phase power.

ACCOMMODATION

GROSS INTERNAL FLOOR AREA
263.84 sq. m. (2,840 sq. ft.)

Within the property is a useful mezzanine of 104 sq. m. (1,119 sq. ft.)

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

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

RATING

The property has a current rateable value of £15,500 with a sole occupier paying approximately 49.9% £7,734 per annum. Contact Burnley Borough Council 01282 425011 to confirm payment arrangements and any further relief.

LEASE TERMS

The unit is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

RENTAL

£24,140 per annum

VAT

VAT is charged on the rental and Service Charge.

SERVICE CHARGE

A Service Charge will be levied for the management of the estate, to include landscaping, CCTV etc.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

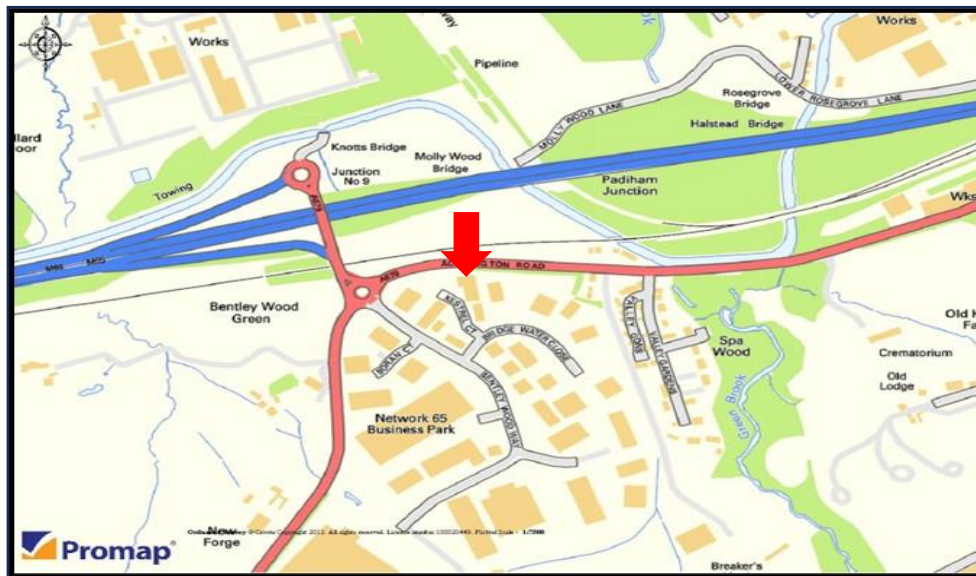
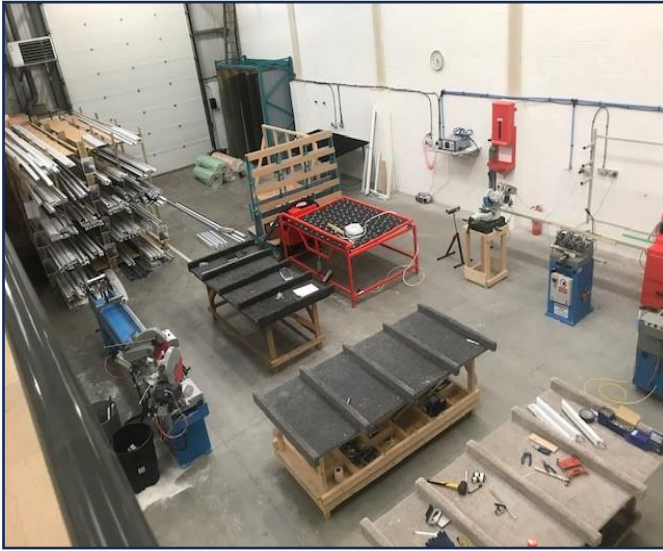
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate has a grade D rating.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.
Our Ref: **SJ/KC/16441.0125** Email: **stephen@tdawson.co.uk**





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