

TO LET

**Good Quality Industrial Units
1,000 - 17,270 Sq Ft**



INDUSTRIAL UNITS TIME TECHNOLOGY PARK, NEAR BURNLEY, LANCASHIRE, BB12 7NQ

- Warehouse Storage Units
- Excellent motorway access close to J8 of M65
- Secure site with guard house and controlled access
- Flexible lease terms

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

INDUSTRIAL UNITS TIME TECHNOLOGY PARK, NEAR BURNLEY, LANCASHIRE, BB12 7NQ

Location

The Technology Park is situated within an established business and industrial area of Lancashire, midway between Altham Business Park and Shuttleworth Mead Business Park.

It has excellent access to Junction 8 of the M65 motorway, which is approximately one and a half miles away.

Description

Comprising a range of good-quality warehouse & industrial units situated within this secure site, being completely fenced and with the benefit of 24-hour security guard patrol.

Accommodation

The current availability is as follows:

Unit Size (sq.ft)

6 17,270 sq.ft

9 2,808 sq.ft

14a 2,068 sq.ft

14 2,068 sq.ft

15 1,000 sq.ft

15a 2,000 sq.ft

19a 2,250 sq.ft

30 1,000 sq.ft

Lease Terms

Units are available for a period of 3 years on effective full repairing and insuring terms.

A deposit may be required. Further details on request

Rating

Full details on request.

Legal Costs

The ingoing tenant to contribute towards the Landlords legal expenses. Further details on request.

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are available to the site.

EPC

An EPC is available on request

Planning

Most business, industrial and warehouse uses will be considered, subject to obtaining the appropriate planning consent and landlord's approval.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

On Application

Viewing

STRICTLY THROUGH AGENTS

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