

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## UNITS 3 – 8 ORIENT BUSINESS PARK BILLINGTON ROAD BURNLEY BB11 5UB

- Headquarters distribution unit
- 23,062 sq. m (248,240 sq. ft.)
- Extensive yardage
- Close to Junctions 9 and 10 of the M65
- Large car park and yard areas
- Dock level loading
- Fully sprinklered

## LOCATION

Situated within the Rossendale Road Industrial Estate. The Industrial Estate lies between Junctions 9 and 10 of the M65 motorway where adjacent occupiers include Veka and Warburtons.

The A56 dual carriageway is accessed via Junction 8 of the M65 which provides access to the M66 North of Manchester and easy access to the M62 and Greater Manchester area.

The M65 links with the M6 and M61 South of Preston.

## DESCRIPTION

Various interlinked buildings which currently operate as a single warehouse with associated offices.

The offices are along the frontage to Units 3 – 6 and include a feature glazed reception and a large frontal parking area.

The warehouse areas to the rear are of steel portal frame construction with profiled sheet metal cladding to walls and roof and an internal eaves height of approximately 6.5 metres. Loading is via various roller shutter doors.

The property has also been extended to provide further accommodation to the rear. This area is also of steel portal frame construction in 8 bays with an eaves height of approximately 7.5 metres. This warehouse area includes 6 loading doors including dock levellers.

## ACCOMMODATION

|                       |                               |
|-----------------------|-------------------------------|
| Units 3 – 6 warehouse | 7,800 sq. m (83,963 sq. ft.)  |
| Two-storey offices    | 1,880 sq. m (20,235 sq. ft.)  |
| Units 7 – 8 warehouse | 3,708 sq. m (39,910 sq. ft.)  |
| Extension warehouse   | 9,674 sq. m (104,132 sq. ft.) |

### Total Gross Internal Floor Area

**23,062 sq. m (248,240 sq. ft.)**

## EXTERNALLY

The property is on a large site of approximately 15.99 acres. There is a parking area to the front of the offices for approximately 120 vehicles. Large yard area to the side of the rear warehouse area accessed from Farrington Road.

## RATING

The property has a current Rateable Value of £690,000 we are verbally informed by the Local Authority.

## PLANNING

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

## SERVICES

The property is heated via various gas fired hot air blowers. The offices also include air conditioning units.

The property is also fully sprinklered.

## SERVICES RESPONSIBILITY

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

## 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.

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

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

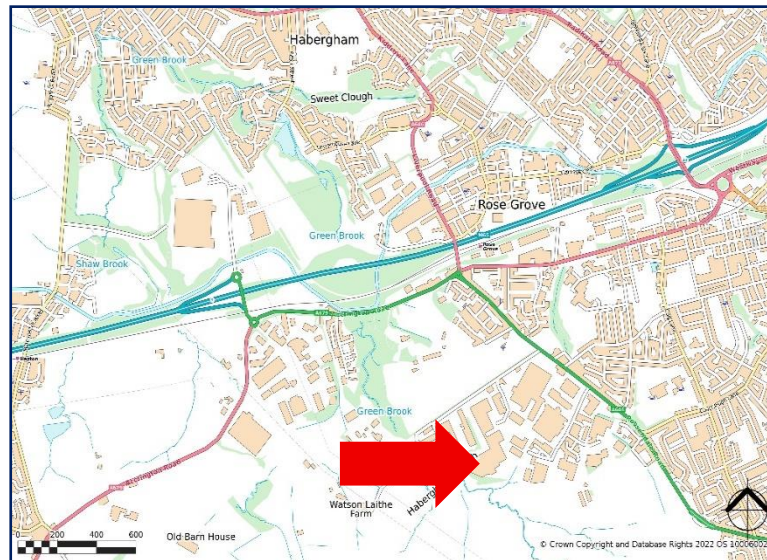
## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## 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.2506. Email: michael@tdawson.co.uk





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