



AVAILABLE - TO LET

Unit 1, AMS Technology Park, Billington Road, Burnley BB11 5UB

Modern industrial unit

2,400 sq ft (223 sq m) + mezzanine of 1,200 sq ft (111 sq m)

Rent £25,000 per annum exclusive

All enquiries to

01865 416 808

Assemblycre.co.uk

Assembly.

Commercial Real Estate

Unit 1, AMS Technology Park, Billington Road, Burnley BB11 5UB

Modern industrial unit



Location

Situated on Billington Road within the popular Rossendale Road Industrial Estate. The estate is situated midway between Junctions 9 & 10 of the M65 which connects with the M6 and M61 to the South of Preston.

Occupiers on the estate include Warburtons, Velocity Composites and Veka Plc.

Description

An end terrace unit in a block of four modern industrial units located at the entrance to the Technology Park. The unit is of steel frame construction with offices and staff facilities available.

Access is via an electrically operated up and over door.

The frontage of the terrace has feature brickwork elevations to the ground floor and there above clad in insulated sheet metal to walls and roof.

Rent £25,000 per annum exclusive

Business Rates Rateable £9,828 per annum approximately

Building Type Industrial/Warehouse premises

VAT The premises are elected for VAT

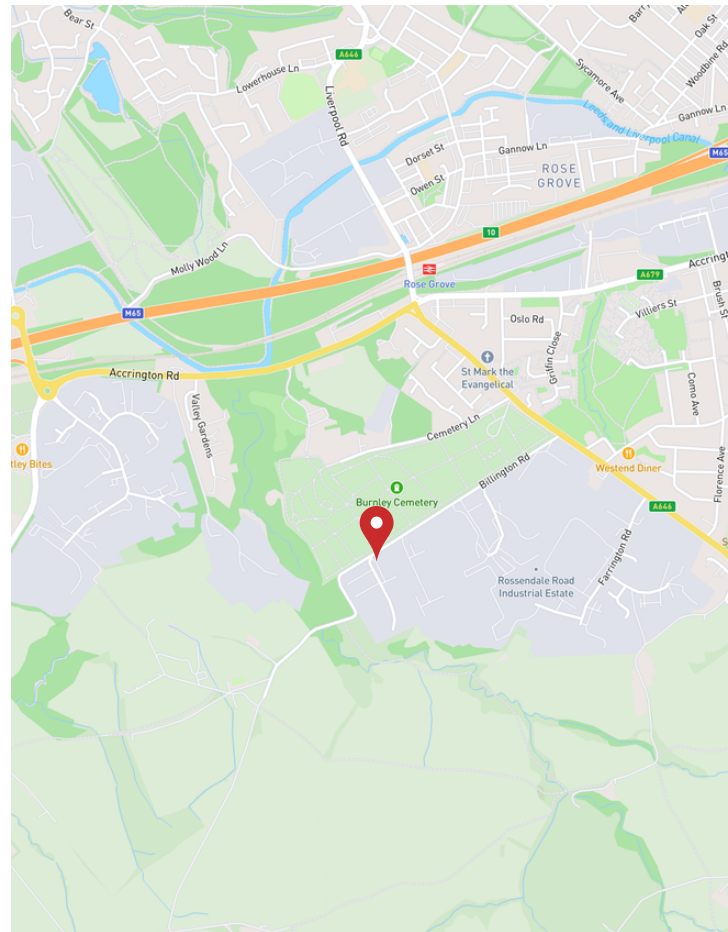
EPC Rating B-45

Lease Details A new lease for a term to be agreed

Size (all measurements are approx GIA)

Ground floor - 2,400 sq ft (223 sq m)

Mezzanine - 1,200 sq ft (111 sq m)



Contact Owners Agents

Assembly CRE

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These particulars do not constitute an offer or contract. Applicants should satisfy themselves as to the correctness of the details.

Value added tax may be payable on rents, prices or premiums. Photographs are for illustration only and may depict items which are not included in the sale of the property.