

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



UNIT 1 BORAN COURT NETWORK 65 BUSINESS PARK BURNLEY BB11 5TH

- High quality warehouse/manufacturing unit with offices
- 1,080 sq. m (11,625 sq. ft.)
- Adjacent to Junction 9 M65
- Excellent parking and loading

LOCATION

The development is located in a highly prominent position at the entrance to Network 65 Business Park, being directly visible from Junction 9 of the M65 motorway.

Burnley is located approximately 2 miles to the East and Blackburn approximately 9 miles to the West.

Direct access to the North Manchester area is provided via the A56 at J8, which in turn leads directly to the M66 motorway.

DESCRIPTION

Unit 1 is within a prominently situated and high quality development of six industrial/warehouse units in an established and popular business location, being directly visible from Junction 9 of the M65 motorway.

Features include the following:

- Single span steel portal frame construction with a minimum eaves height of approximately 6m.
- Electrically operated loading doors.
- Gates service yard areas.
- Generous car parking areas.
- Highly landscaped site.
- Office / amenity areas incorporating, double glazed windows, suspended ceilings with recessed fluorescent strip lighting, carpeting and gas fired central heating.
- 3 phase electricity.

ACCOMMODATION

The approximate total gross internal floor areas are as follows:

1,080 sq. m 11,625 sq. ft.

SERVICES

All mains services are available including three phase electricity.

SERVICES RESPONSIBILITY

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

RATING

We are verbally informed that the current rateable value of the premises is £51,500. Interested parties contact the local commercial rates department on 01282 425011 to confirm rates payable.

RENTAL

£72,750 per annum

The rental will be payable quarterly in advance

SERVICE CHARGE

A service charge is levied to cover management and maintenance of the common estate areas

LEASE TERMS

The unit 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 a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING

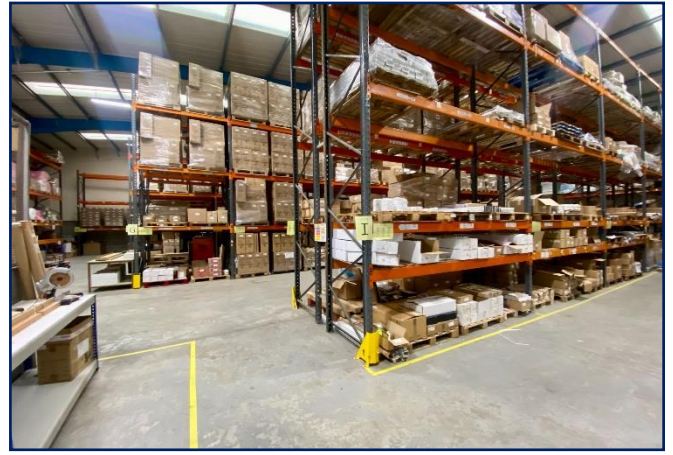
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

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 2303.16809 Email: michael@tdawson.co.uk





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