

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

**TO LET
PRELIMINARY DETAILS**



TITANIUM PARK BURNLEY BRIDGE BUSINESS PARK BURNLEY BB12 7DW

- NEW INDUSTRIAL / WAREHOUSE UNITS
- 372 SQ.M. TO 4,873 SQ.M. (4,000 SQ.FT. TO 52,455 SQ.FT.)
- AVAILABLE Q1/Q2 2023
- ADJACENT TO JUNCTION 9, M65 MOTORWAY
- ADJACENT OCCUPIERS INCLUDE EXERTIS, FAGAN & WHALLEY AND BIRCHALL FOOD SERVICE

LOCATION

Titanium Park is located on Burnley Bridge west of Burnley town centre. The scheme boasts a highly skilled workforce on its doorstep and direct access off Junction 9, M65.

The M65 motorway is the main corridor through East Lancashire and links directly with the M6 and M61 to the south of Preston, approximately 13 miles away. The M66 is approximately 11 miles to the south via the A56 providing easy access to Manchester and the M60.

DESCRIPTION

Titanium Park will comprise 3 detached industrial / warehouse units constructed to the following specification.

1. Steel portal frame construction.
2. Minimum eaves height 6.2m for Unit C rising to 11.25m for Unit A.
3. Solid concrete floor.
4. Approximate 5% office content.

Individual occupier requirements can be incorporated subject to negotiation.

ACCOMMODATION

Unit A	4,873 sq.m.	52,455 sq.ft.
Unit B	3,288 sq.m.	35,400 sq.ft.
Unit C	1,307 sq.m.	14,000 sq.ft.

The areas quoted are ground floor gross internal.

The developer will also install 5% offices at first floor level in Units A & B.

SERVICES

All mains services will be made available. It is the incoming 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 incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

To be assessed. An estimate can be provided upon application.

RENTAL

Upon request.

VAT

VAT is applicable.

SERVICE CHARGE

A service charge is levied on all occupiers within Burnley Bridge Business Park to cover management and maintenance of the common areas.

LEASE TERMS

The properties will be let by way of a new lease for a minimum 10 year term with the incoming tenant occupying on full repairing and insuring terms.

The tenant will be responsible for all the usual occupiers costs including utilities and business rates.

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 costs incurred.

FURTHER INFORMATION

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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