

Advance Point, Rossendale Road, Burnley, BB11 5FQ



FOR SALE or TO LET

Use - Industrial

Size - 2,490 - 10,500 Sq ft

Rent - From £8.00 per sq. ft plus VAT

Price - From £398,400 plus VAT

- Easy access to junctions 9 and 10 of the M65 motorway
- Competitive prices
- Available Spring 2025



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

Advance Point is situated on Rossendale Road (A646) connecting to junction 9 of the M65 motorway, approximately 2 miles from the development.

Burnley town centre is also approximately 2 miles to the north.

This is an established industrial/business area with occupiers in the vicinity including VEKA, Dorik FPD and Limitless Digital.

Description

The development comprises a series of high quality workshop and business units from 2,490 sq. ft upwards.

The units are to be built in a shell finish ready for occupiers to fit out with concrete floor and a maximum building height of 7 metres.

The development will achieve BREEAM very good rating.

Accommodation

The following units are available:

UNIT	SQ FT	PURCHASE PRICE	RENT (P.A)	RENT PSF	PARKING
1	3,000	UNDER OFFER	£30,000	£10	5
2	3,000	UNDER OFFER	£30,000	£10	5
3	2,000	UNDER OFFER	-	-	2
4	10,500	£1,299,950	£84,000.00	£8.00	9
5	10,450	£1,299,950	£83,600.00	£8.00	8
6	7,800	£1,131,000	£66,300.00	£8.50	TBC
7	7,800	£1,131,000	£66,300.00	£8.50	TBC
8	6,200	£899,000	£55,800.00	£9.00	TBC
9	6,300	£913,500	£56,700.00	£9.00	TBC
10	5,900	£855,500	£53,100	£9.00	TBC
11	2,500	£400,000	£25,000.00	£10.00	3
12	2,490	£398,400	£24,900.00	£10.00	2
13	2,490	£398,400	£24,900.00	£10.00	3
14	2,490	£398,400	£24,900.00	£10.00	2
15	3,750	£581,250	£37,500.00	£10.00	5
16	3,750	£581,250	£37,500.00	£10.00	5
17	3,750	£581,250	£37,500.00	£10.00	5
18	3,750	£581,250	£37,500.00	£10.00	5
19	2,500	£400,000	£25,000.00	£10.00	3
20	2,490	UNDER OFFER	£24,900.00	£10.00	2
21	2,000	UNDER OFFER	-	-	2
22	3,000	UNDER OFFER	-	-	4

Price

From £398,400 plus VAT

Tenure

To be confirmed but understood to be the freehold in the footprint of the building with allocated parking

Rental

From £8.00 per sq. ft plus VAT

Lease Terms

The units are available by way of new leases for a minimum period of 5 years on FRI terms.

Rent is to be paid quarterly in advance and will be exclusive of the costs of occupation which include business, water rates, electricity and gas.

All figures quoted are subject to VAT at the prevailing rate and any service charge costs will be paid by the tenant.

Service Charge

A service charge of £0.27 p per sq.ft will be charged on occupiers.

Deposit

Subject to lease terms a deposit may be required.

Legal Costs

Each party is to be responsible for their own legal costs.

Rating

Each unit will require assessment on occupation.

EPC

An EPC will be available on request for each unit.

VAT

VAT is applicable.

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Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers 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.

Availability

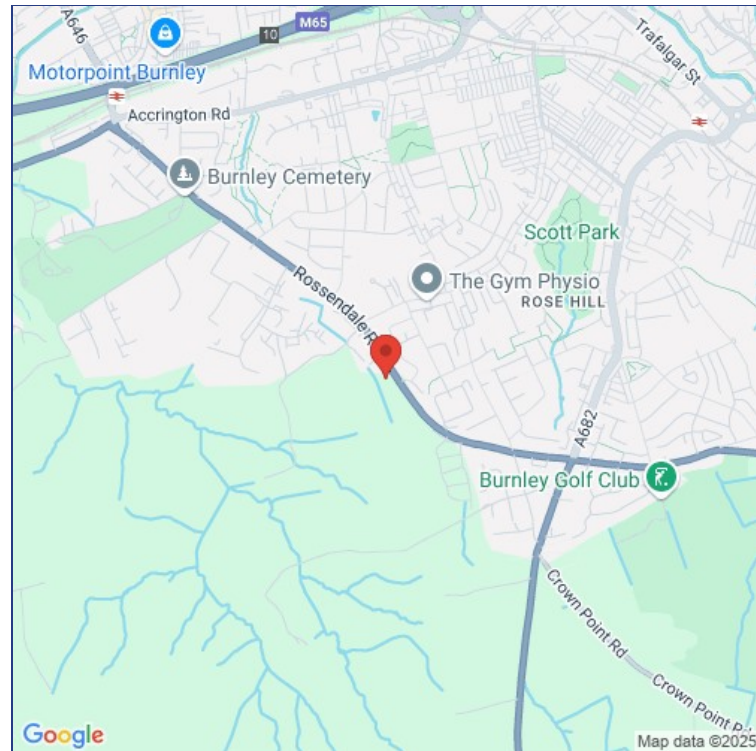
The development will be ready for occupation in Spring 2025.

Services

It is understood that all mains services are available to the property.

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030



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