

Advance Point

 Rossendale Road, Burnley, BB11 5FQ



BARNFIELD DEVELOPMENTS

CONTRACTORS. DEVELOPERS. INVESTORS.


High Quality Business / Workshop Units

FOR SALE / TO LET

- › Close to junctions 9 & 10 M65
- › From 2000 sqft (185.8 sqm)
- › Available for occupation Q1 2025



Site map

 Rossendale Road, Burnley, BB11 5FQ



ACCOMMODATION

Advance Point will comprise various high quality workshop/warehouse units from 2000 sqft upwards. The units are built to a shell finish ready for occupiers fit out with concrete floor and a maximum building height of 7 metres.

This development will achieve BREEAM Very Good rating.

TERMS

Units are available by way of an institution lease or freehold basis.

SERVICE CHARGE

A management company will administer a service charge on all occupiers within the development to cover the costs of the management and maintenance of any common parts.

VAT

Is applicable.

PLANNING

The development has planning use Class E (g) and B2.

RATING

Units will require assessment upon occupation.

PRICES/RENTS

Upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.



Main contractor



BARNFIELD
CONSTRUCTION

A development by



BARNFIELD
DEVELOPMENTS

LOCATION

Situated on Rossendale Road approximately two miles from both Junctions 9 & 10 of the M65 providing direct access to the M6 & M61. The development site is located adjacent to the popular Rossendale Road Industrial Estate where occupiers include VEKA and Warburtons. The area benefits from a skilled local workforce and excellent links to key transport corridors, ideal for supply chain partners and industrial businesses.

For further information contact our retained agents:



Michael Cavannagh

☎ 01282 458007

✉ michael@tdawson.co.uk



Neil Weaver

☎ 01254 699030

✉ neil@taylorweaver.co.uk

The Barnfield Group bring together a passion for construction and property development with a proven track record.

The Group are looking to expand their development arm and are actively seeking sites to develop across the North West.

FEATURES

- Introduction fees paid
- On the market/off market sites considered, with or without planning permission
- Immediate funding available

Contact Tracy Clavell-Bate to discuss future opportunities

✉ tracy.bate@barnfielddevelopments.co.uk
☎ 01282 442300

Some of our recent projects include:

