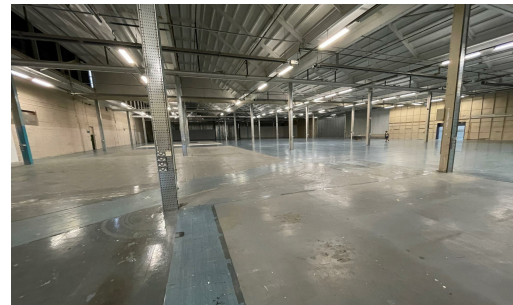


Industrial Units Time Technology Park, Simonstone, Near Burnley, BB12 7NQ

TO LET



TO LET

Use - Industrial

Size - 14,000 - 42,000 Sq ft

Rent - From £4.25 per sq.ft subject to size

- Warehouse Storage Units
- Excellent motorway access close to J8 of M65
- Secure site with guard house and controlled access
- Flexible lease terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The Technology Park is situated within an established business and industrial area of Lancashire, midway between Altham Business Park and Shuttleworth Mead Business Park.

It has excellent access to Junction 8 of the M65 motorway, which is approximately one and a half miles away.

Description

Comprising a range of good-quality warehouse & industrial units situated within this secure site, being completely fenced and with the benefit of 24-hour security guard patrol.

Accommodation

The current availability is as follows:

Unit	Size (sq.ft)	Rent + VAT
4	42,000	£178,500
6	17,000	£85,000
7	27,000	£121,500
OA	14,000	£70,000
OB2	25,000	£112,500

Rental

From £4.25 per sq.ft subject to size

Lease Terms

Units are available for a period of 3 years on effective full repairing and insuring terms.

Service Charge

A service charge is levied to cover maintenance to the roof, landscaping, security etc. it is understood that the service charge is £0.83 per sq.ft

Rating

Full details on request.

Legal Costs

The ingoing tenant to contribute towards the Landlords legal expenses. Further details on request.

VAT

VAT is applicable

Services

All mains services are available to the site.

EPC

Available on request

Planning

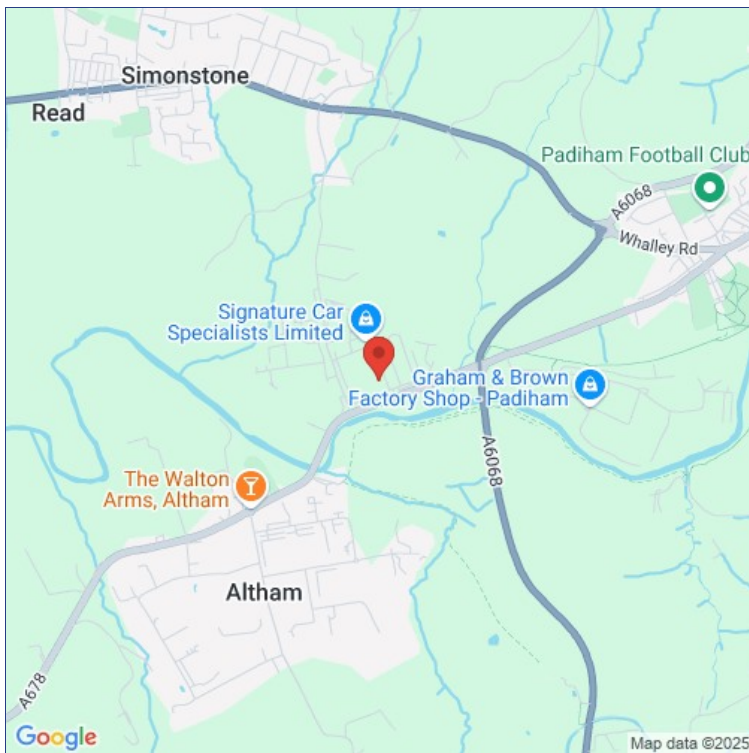
Most business, industrial and warehouse uses will be considered, subject to obtaining the appropriate planning consent and landlord's approval.

Viewing

STRICTLY THROUGH AGENTS

Taylor Weaver (Neil Weaver)

Telephone 01254 699030

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