

Tellar House, 9B Widow Hill Road, Burnley, BB10 2TJ



## FOR SALE or TO LET

Use - Industrial

Size - 72,628 Sq ft

Rent - £360,000 + VAT per annum

Price - Price £3,950,000 + VAT (£54.38 per sq. ft)

- FOR SALE / MAY LET - 72,628 SQ. FT. / 6,747 SQ. M.
- Good quality warehouse on established industrial estate
- Sold with vacant possession
- Good access to the national motorway network via the M65
- Price £3,950,000 + VAT (£54.38 per sq. ft)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

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## Tellar House, 9B Widow Hill Road, Burnley, BB10 2TJ

## Location

Situated in the industrial hub of Burnley, Lancashire, the property offers an exceptional location for businesses seeking accessibility, convenience, and a established commercial environment.

The site is strategically positioned just minutes from major transport links, including the M65 motorway, providing seamless connections to the wider North West region, including Manchester, Preston, and Blackburn.

The area is well-served by reliable public transport and benefits from proximity to a skilled local workforce. This sought-after location is ideal for logistics, manufacturing, warehousing, or light industrial enterprises, offering excellent visibility and accessibility.

## Description

Unit 9B is a highly functional and well-maintained industrial unit located within the established Heasandford Industrial Estate, a thriving business area in Burnley. The property offers 72,628 sq. ft. of good quality warehousing extending to an eaves height of 6m rising to 10m in the apex.

The unit features:

- 6m eaves rising to 10m to accommodate storage and machinery requirements.
- 4 x Roller shutter access (5.4m high doors) for efficient loading and unloading.
- Office space with heating, lighting, and network connectivity.
- Dedicated parking and yard space for staff and visitors.
- Additional undeveloped land to increase yard / parking areas.
- Motion sensor LED lighting throughout warehouse

## Accommodation

We have calculated the gross internal area of the premises to be as follows:

Warehouse	68,024 sq.ft
Offices - Ground and first floor	4,604 sq.ft
Total	72,628 sq.ft

## Price

Price £3,950,000 + VAT (£54.38 per sq. ft)

## Tenure

Freehold

## Rental

£360,000 + VAT per annum

## Legal Costs

Each party to be responsible for their own legal costs.

## Rating

As published on the VOA website the property has a rateable value of £147,000. the rates payable for 24/25 will be in the region of £80,262 per annum.

## Availability

Available immediately

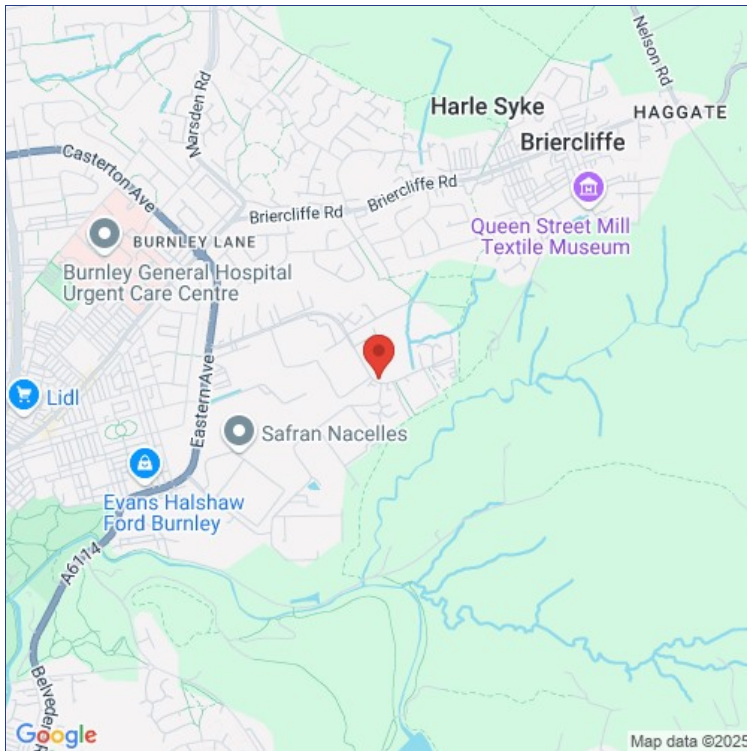
## Services

All mains services are available to the premises.

## Viewing

Strictly through agents  
Taylor Weaver Ltd  
(James Taylor)  
01254 699030



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