

TAYLOR WEAVER

CHARTERED SURVEYORS

Time Technology Park, Simonstone, Near Burnley, Lancashire BB12 7NQ



TO LET

Industrial and Warehouse Units

From 257 sq ft to 11,513 sq ft

- Excellent motorway access close to J8 of M65
- Secure site with guard house and controlled access
- Ample on site parking and loading
- Flexible lease terms

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 high-quality industrial and warehouse units situated within this extremely 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 (PA)
5	11,513	£36,800
5A	765	£4,500
5A1	257	£2,000
7A	450	£3,500
15	1,000	£5,500

15A 2,000 £10,000

29 451 £3,500

A service charge is levied on occupiers within the development, to cover buildings insurance, site security, landscaping, external repairs etc.

Services

All mains services are available to the site including up to 3000 kva power supply, fully sprinklered and borehole with capacity to extract up to 85 million litres a day.

Rating

Dependant on the size of the unit we would anticipate the rates payable will range from 75p to £1.50 per sq.ft. Smaller units may benefit from small business rates relief. Full details on request.

Lease Terms

Flexible lease terms are available, from a minimum of one year, on effective full repairing and insuring terms.

Energy Performance Certificate

Available on request

Service Charge

A service charge is levied to cover maintenance to the roof, landscaping, security etc. it is understood that the service charge is £0.70 per sq.ft

Rental

See schedule

Planning

01254 699030
01257 204900

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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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RICS

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