

Unit 10, Empire Business Park, Liverpool Road, Burnley, BB12 6LT

**TO LET**



## TO LET

Use - Industrial

Size - 4,000 Sq ft

Rent - £26,000 per annum

- Modern Industrial / Warehouse Premises
- Premier business park in Burnley
- Prominent position
- Good access to Junctions 9 and 10 of the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The development is situated mid way between Junctions 9 and 10 of the M65 motorway, which has direct access to the M6 and M61 motorways to the west and the M60/M62 to the south.

The business park is accessed from Liverpool Road (A646) which links to both Junctions 9 and 10 and has excellent links to Burnley town centre.

### Description

The property comprises a self contained modern steel portal frame industrial/warehouse unit extending to 4,000 sq.ft. The mezzanine shown on the photographs is not included but could be available by way of separate negotiations with the current occupier.

It has steel profile walls and roof which incorporate clear panels. Access is provided via a personnel door and large roller shutter door with each having WC and amenity facilities.

The eaves height is approximately 6m and externally there is shared parking and loading areas.

### Accommodation

The unit extends to 4,000 sq.ft.

### Rental

£26,000 per annum

### Lease Terms

The property is available by way of a lease for a minimum period of 5 years on a full repairing and insuring basis.

The rent will be paid monthly in advance and will be exclusive of the costs of occupation, which would include business and water rates, electricity and gas.

### Service Charge

The landlord will levy a service charge, which will cover the maintenance of the estate roads, landscaped areas, common areas, etc. It is expected that the service charge will be in the region of £500 per annum plus VAT

### Rating

The unit has a rateable value of £18,500 and therefore rates payable will be in the region of £9,000

### Legal Costs

The ingoing tenant to be responsible for landlord's reasonable legal costs

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

It is understood that all mains services are available, including 3 phase power and gas.

### EPC

The property has an EPC rating of C (65). A link is as follows:

<https://find-energy-certificate.service.gov.uk/energy-certificate/9200-5938-0341-3120-6070>

### Planning

Most industrial/warehouse uses within B1, B2 and B8 will be permitted.

### Viewing

Strictly through joint agents

Taylor Weaver

(Neil Weaver)

01254 699030

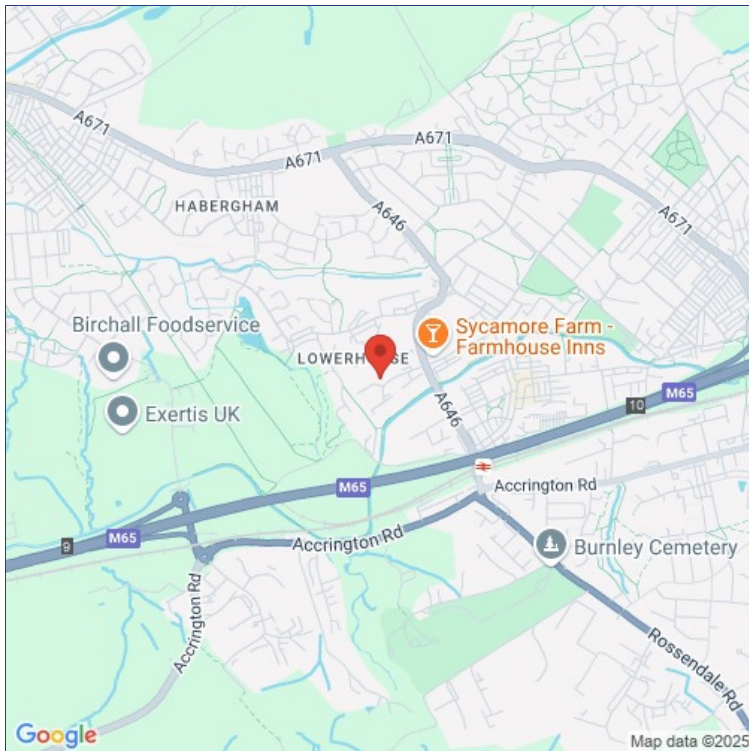
or

Trevor Dawson

(Michael Cavannagh)

01282 458007

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