

Unit 2 Kestrel Court, Burnley, BB11 5NA

**TO LET**



# TO LET

Use - Office

Size - 2,055 Sq ft

Rent - £24,000 per annum + VAT

- To Let - Modern Two-Storey Office Building
- 2,055 sq ft (191 sq m)
- High-quality specification
- Prime location adjacent to Junction 9, M65
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

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### Location

The development is prominently located at the entrance to Network 65 Business Park, adjacent to Junction 9 of the M65 motorway, providing excellent regional connectivity.

Network 65 is a well-established and successful business location, home to a range of notable occupiers including LED Controls, DHL, McDermott Developments, Donald Race Newton solicitors and many others, reflecting the area's strong commercial appeal and reputation.

### Description

Kestrel Court comprises nine individual two-storey office buildings, with units ranging in size from 1,600 to 2,350 sq ft (net internal area).

Unit 2 extends to approximately 2,055 sq ft and has been constructed to a high-quality office specification, including double-glazed windows, carpeted floors, suspended ceilings with recessed Category 2 fluorescent lighting, and a heating system.

The property provides well-appointed office accommodation across ground and first floor levels, incorporating a welcoming entrance lobby, male and female WC facilities, and a kitchenette at ground floor level.

Externally, the unit benefits from dedicated parking for 5 vehicles.

### Accommodation

We have measured the property on a net internal area as follows:

Ground Floor	95 sq. m.	1,022 sq. ft.
First Floor	96 sq. ft.	1,033 sq. ft.
Total	191 sq. m.	2,055 sq. ft.

### Rental

£24,000 per annum + VAT

### Lease Terms

Available by way a new FRI lease for a minimum period of 3 years.

### Rating

As published on the VOA website the property has a rateable value of £18,000. the rates payable for 25/26 will be in the region of £9,000 per annum.

### Legal Costs

Each party responsible for their own legal costs.

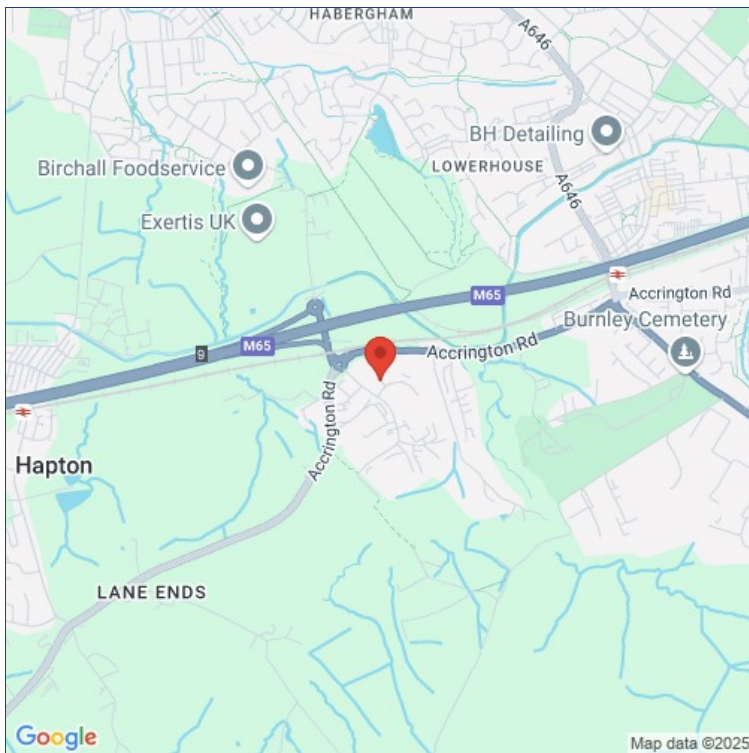
### Services

All mains services including gas are connected to the property.

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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