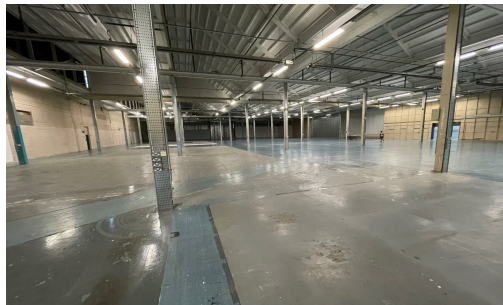
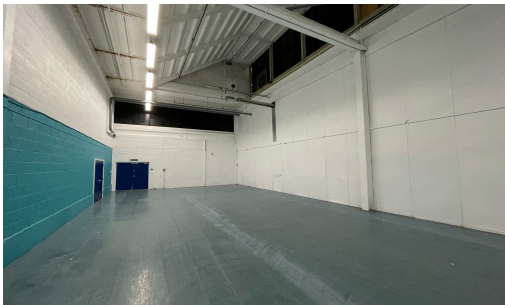
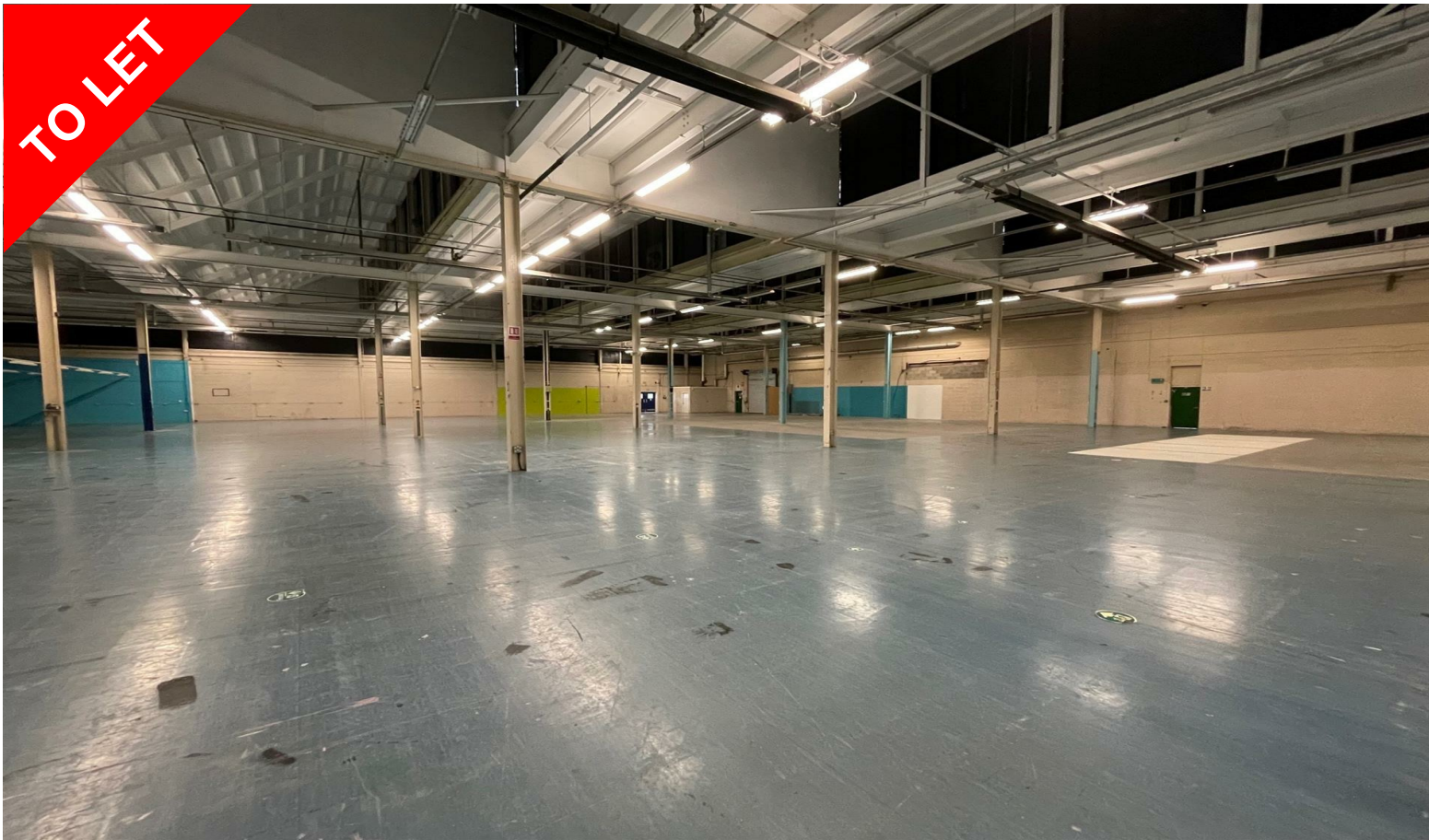


Unit 3, Time Technology Park, Simonstone , Burnley, BB12 7TY



## TO LET

Use - Industrial

Size - 35,458 Sq ft

Rent - £4.00 per sq.ft

- Good Quality Industrial/Warehouse Unit
- Excellent motorway access close to junction 8 of the M65 motorway
- 24 hour security on site
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 3, Time Technology Park, Simonstone , Burnley, BB12 7TY

### Location

Time 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 lies approximately 1 mile to the south.

### Description

The property comprises a ground floor industrial/warehouse unit with ancillary office accommodation and amenities.

It has an eaves height of approximately 7 metres, drive level loading and solid floor.

It benefits from excellent natural light and office and amenity space.

To the exterior is a shared yard and parking area.

### Accommodation

We have calculated the gross internal area to be approximately 35,458 sq.ft.

### Rental

£4.00 per sq.ft

### Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on effective full repairing and insuring terms.

### Service Charge

A service charge is levied on occupiers to cover maintenance to the roof, landscaping and security. It is understood that service charge is approximately 0.70p per sq.ft.

### Legal Costs

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

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

It is understood that all mains services are available to the site.

### EPC

An EPC is available on request

### Planning

Most business/industrial warehouse uses will be considered, subject to obtaining the appropriate planning consent and landlords approval.

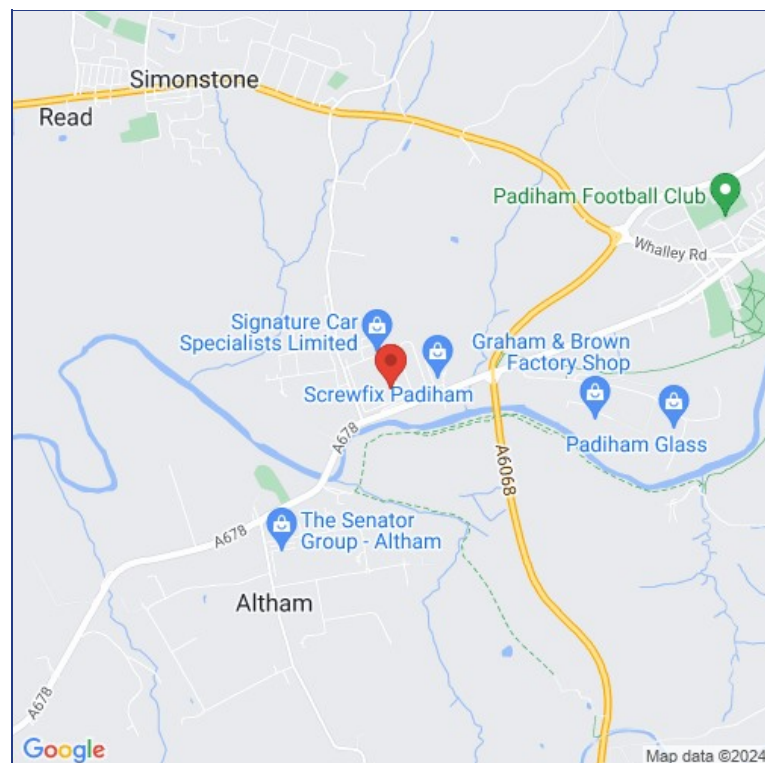
### Viewing

Viewing strictly through agent Taylor Weaver

Neil Weaver

neil@taylorweaver.co.uk

01254 699 030



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