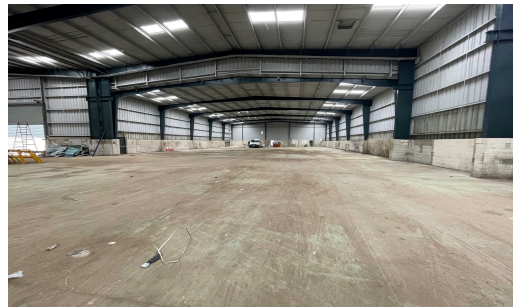


Unit B, Heasandford Industrial Estate, Widow Hill Road, Burnley, BB10 2TJ



FOR SALE or TO LET

Use - Industrial

Size - 33,659 Sq ft

Rent - £200,000 pa

Price - OIEO £2.5m

- Refurbished Warehouse/Offices
- Established industrial location
- Adjacent to Boohoo.com
- Good access to the national motorway network via the M65



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Unit B, Heasandford Industrial Estate, Widow Hill Road, Burnley, BB10 2TJ

Location

The property is situated on the established Heasandford Industrial Estate to the North East of Burnley town centre.

This is an established industrial and business location with neighbouring occupiers including Boohoo.com, Safran Nacelles Ltd, Rectella International and BCW Manufacturing Group Limited.

Junctions 10 and 13 of the M65 motorway are an approximate 15 minute drive from the business park.

Description

The property comprises a detached industrial / workshop / warehouse premises with two-storey offices to the front, extending to 33,659 sq.ft.

It is of steel portal frame construction with a minimum eaves height of 6.5 metres in the low bay and 8.4m in the high bay.

Refurbishment works include:

- ~Updated offices
- ~Improved kitchen and wc facilities
- ~External recladding
- ~LED lighting
- ~Upgraded circulation space
- ~Redecoration

The property has a dedicated secure yard to the front with several roller shutter door access points. Parking is also provided to the front.

Accommodation

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

Ground Floor	Offices	1,195 sq.ft
Offices - Ground and first floor	Workshop Bay 1	18,545 sq.ft
	Workshop Bay 2	9,206 sq.ft
	Modern Bay	2,391 sq.ft
	Ancillary	1,127 sq.ft
First Floor	Offices	1,195 sq.ft
Total		33,659 sq.ft

Price

OIEO £2.5m

Tenure

To be confirmed but understood to be freehold

Rental

£200,000 pa

Lease Terms

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

Building Insurance

In the event of a leasehold transaction the landlord to insure the building and charge the premium back to the tenant. Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs involved in this transaction.

Rating

It is understood that the property has an existing rateable value in the region of £64,000 with rates payable expected to be approximately £32,000. Following the refurbishment work the property may be re-assessed for rating purposes. Further details are available on request.

EPC

An EPC is available on request.

VAT

VAT is applicable to figures quoted in these particulars

Services

All mains services are available to the property including three phase power (69 KVA)

Viewing

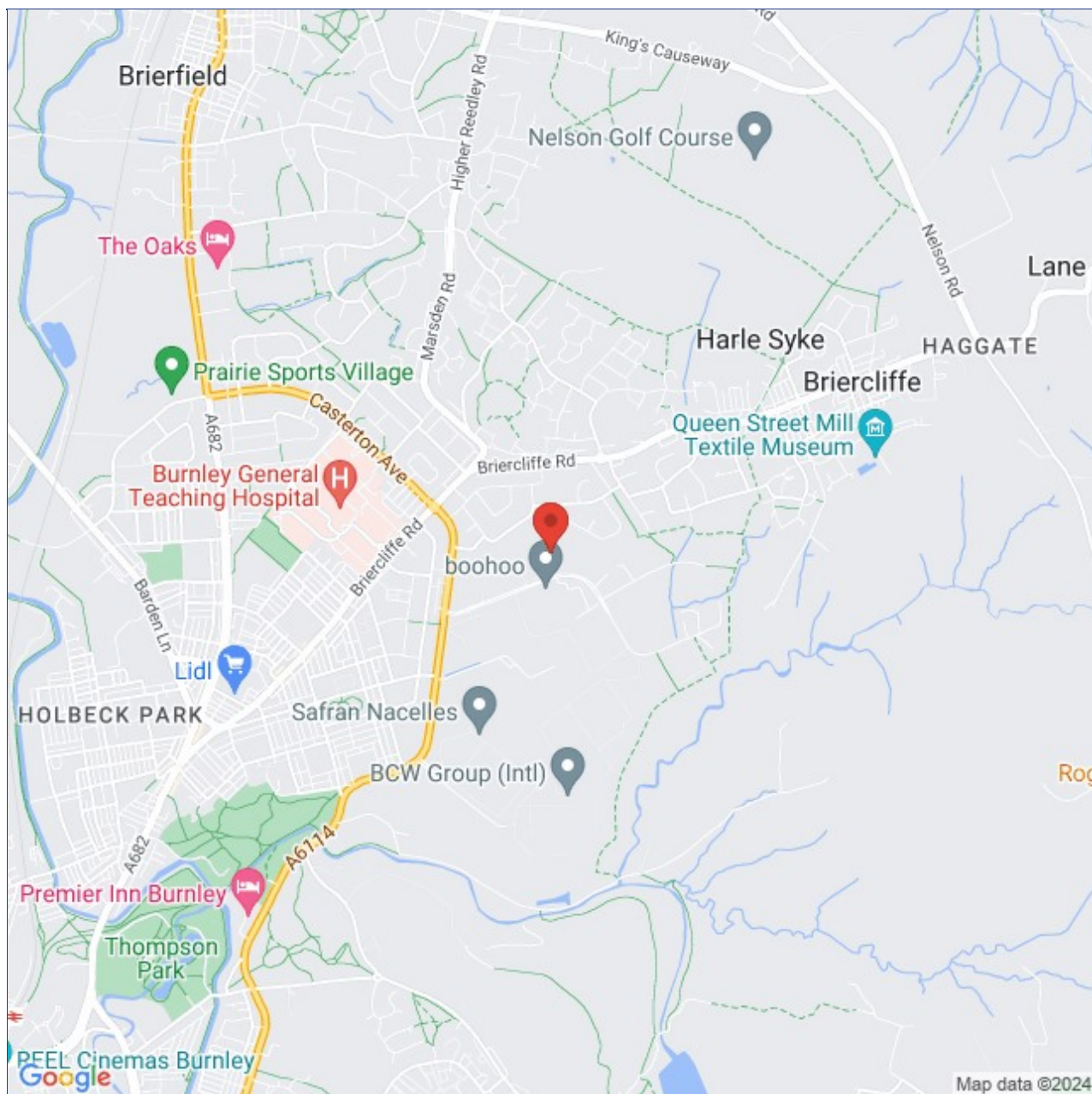
Strictly via agent:

Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

E-mail: neil@taylorweaver.co.uk



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

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