

Units 1 & 2 Advance Point, Rossendale Road, Burnley, BB11 5FQ

TO LET



TO LET

Use - Industrial

Size - 3,128 - 6,303 Sq ft

Rent - £10.00 per sq.ft.

- Prominently located, high quality workshop/industrial units
- Easy access to junction 9 of the M65 motorway
- Competitive rents
- Available Spring 2025



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Advance point is situated on Rossendale Road (A646) connecting to junction 9 of the M65 motorway, approximately 2 miles from the development.

Burnley town centre is also approximately 2 miles to the North.

This is an established industrial area with occupiers in the vicinity including VEKA, Dorik FPD and Limitless Digital.

Description

The property comprises 2 neighbouring, brand new industrial units with accommodation from 3,128 to 6,303 sq.ft.

They are built on a steel frame with feature glazing to the front together with insulated steel profile walls and to the roof incorporating clear panels.

The units are to be let by way of a shell but benefit from a large roller shutter door, solid concrete floor and a minimum eaves height of 15 feet, rising to 19 feet.

Externally there is a large communal yard.

Accommodation

The following units are available:

Unit 1	59'5" x 53'4" - 3,175 sq. ft
Unit 2	58'7" x 53'4" - 3,128 sq. ft

The units can be combined to provide 6,303 sq.ft

Rental

£10.00 per sq.ft.

Lease Terms

Minimum 5 year leases are sought on FRI terms.

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

All figures are subject to VAT at the prevailing rate and any service charge costs will be paid by the tenant.

Further details are available on request.

Deposit

A deposit will be required in advance. Further details are available on request.

Rating

Each unit will require assessment upon occupation.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable

Services

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

EPC

An EPC will be made available on request on completion of the development.

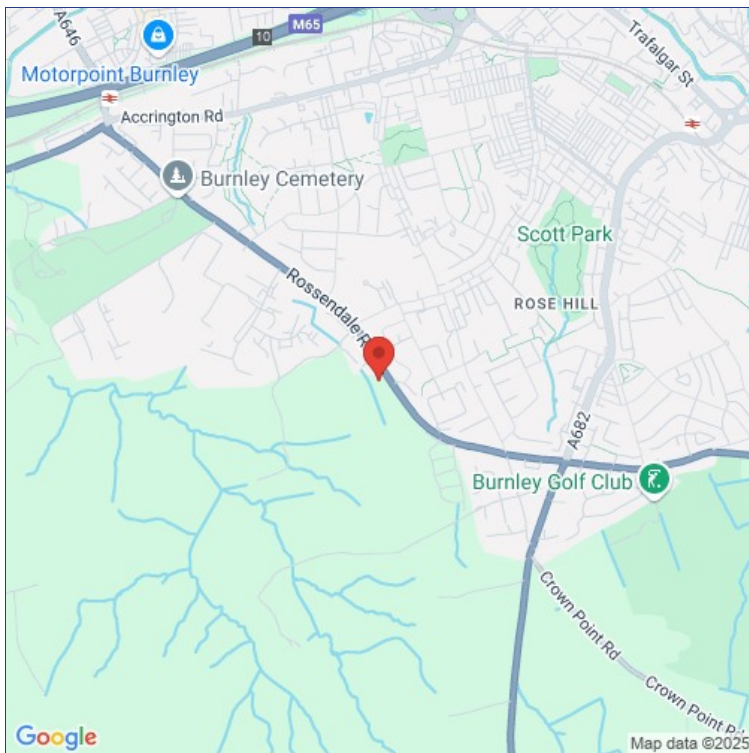
Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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