









**TO LET**



*Open plan warehouse extending to approximately 25,000 sq ft*

## **Unit 2 Chestnut Business Park, Smallshaw Lane, Burnley, BB11 5SQ**

-  Superb warehouse close to both Junctions 9 & 10 of the M65 motorway
-  Open plan warehouse accommodation with a maximum height of 9.5m to the apex
-  Quality office block and excellent on-site car parking/loading
-  Three loading doors including two dock levellers
-  Secure gated Business Park on the West side of Burnley with excellent motorway connections
-  GIA extending to 2331 sq m (25,091 sq ft)
-  Site available for immediate occupation
-  Very rare industrial warehouse on popular and established business park

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

Chestnut Business Park is located off Accrington Road (A56) within half a mile of both Junctions 9 & 10 of the M65 motorway.

The warehouse is located on a popular Business Park with other businesses on the estate including In2 Plastics, RTC Safety Surfaces and LBS Sheet Metal Ltd

The Business Park is well positioned being within a 30 minute drive of Preston, Skipton and approximately 40 minutes from Manchester.

## Description

A superb high bay warehouse facility located on a popular and established Business Park in the town of Burnley.

The property is of steel portal frame construction with insulated profile cladding and offers mainly open plan warehouse accommodation with a maximum height to the apex of 9.5m.

The warehouse has excellent loading from a substantial communal yard with two dock level loading doors and one traditional electric roller shutter door.

Internally there is a single storey office block providing a good sized sales office, reception area, fitted kitchen and two sets of W.C. facilities.

The warehouse has a mix of sodium and fluorescent lighting together with gas space heating and a 3 phase electricity supply.

Externally there are a number of allocated car parking spaces within a landscaped concrete yard which also provides an excellent area for HGVs and other goods delivery vehicles.

## Accommodation

The accommodation has been measured on a gross internal basis (including offices & toilets) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
GIA	25,091.2	2,330.9

## Rent

The property is available by way of a new full repairing and insuring lease for a minimum term of 5 years at a rent of £125,000 per annum plus VAT.

## Vat

The rent quoted is subject to VAT at the prevailing rate.

## Business Rates

We have been verbally informed that the rateable value for this property is £75,500 and annual payable amount is £39,562.

A prospective tenant must verify this information and should contact Burnley Borough Council on 01282 425011 to confirm the exact payable amount.

## Outgoings

In addition to the rent and any business rates liability the incoming tenant is to be responsible for all services connected including water rates, the estate service charge understood to be £0.15 per sq ft (£3,763.65) and the buildings insurance which will be recharged by the landlords.

## Services

We understand the property has the benefit of 3 phase electricity, mains water and gas.

## Services Responsibility

It is the prospective tenants responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

## Legal Costs

Each party will be responsible for their own legal costs.

## Viewings

Please contact the agents:

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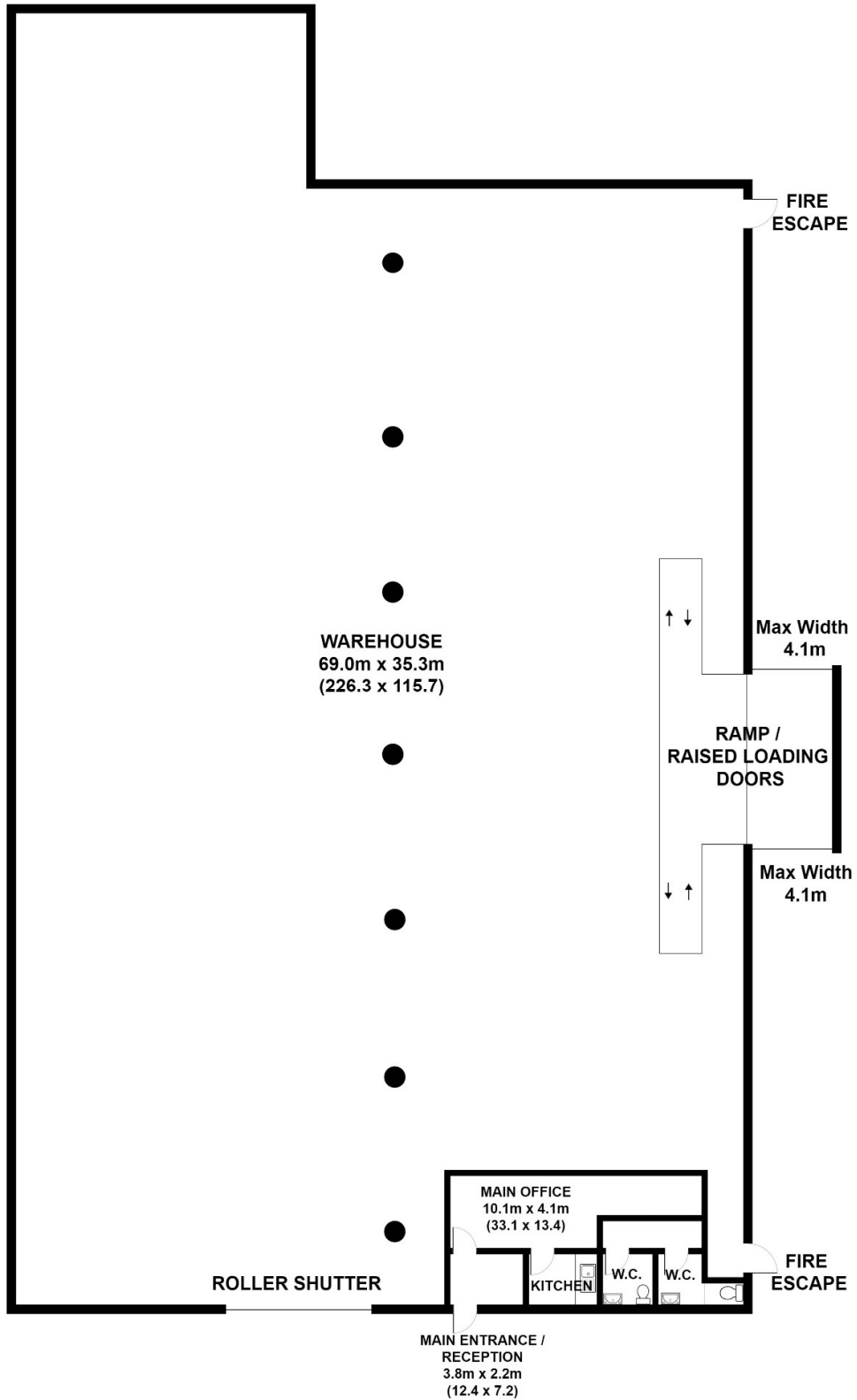
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**SUBSTANTIAL OPEN PLAN WAREHOUSE**  
(Approx 2,331 sq meters 25,091.2 sq ft)



**FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE**