

TO LET



Warehouse/workshop unit extending to 465 sq ft

Unit 11 Caroline Court, Billington Road, Burnley, BB11 5UB

-  Well positioned industrial unit close to both junctions 9 and 10 of the M65 motorway network
-  Close to Veka and Warburtons. Being within one mile of the motorway network, Greggs and the Kay Group petrol station.
-  Ideal for warehousing or light manufacturing
-  No VAT or business rates for eligible tenants
-  High bay warehouse ideal for small to medium sized businesses
-  Large shared yard and on-site car parking
-  Large roller shutter door and communal yard for car parking and deliveries
-  Available for immediate occupation

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Caroline Court which is located towards the front of Billington Road Industrial Estate close to Warburton's and The Original Factory Shop.

Billington Road Industrial Estate is accessed from Rossendale Road and is within half a mile of both junctions 9 & 10 of the M65 motorway.

Description

A mid parade industrial/warehouse unit located on an established estate close to the motorway network.

The unit has an approximate eaves height of 6.5m and offers fully open plan warehouse accommodation together with a storage room and W.C. facilities to the rear of the building.

The property is accessed by both a personnel door with security gate and roller shutter door with communal on-site car parking directly in front of the premises.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse	8m x 5.4m	377	35.02
Storage	1.5m x 2m	32.2	2.99
WC	1.5m x 2m	32.2	2.99
GIA		465	43.2

Rent

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £575 per calendar month.

Vat

We have been informed that the rent will not be subject to VAT.

Business Rates

We have been verbally informed that the rateable value for the property is £3,300 per annum.

The prospective tenant is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

Outgoings

In addition to the rent, services and any Business Rates liability the tenants are to cover the cost of the estate service charge and buildings insurance which we have been advised is approximately £800 per annum.

Services

We understand the property has the benefit of three phase electricity and mains water.

Service Responsibility

It is the prospective tenant's 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 is to be responsible for their own legal costs.

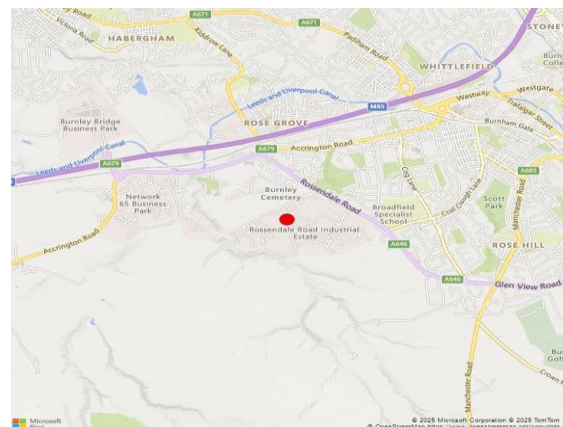
Viewings

Please contact the agents:

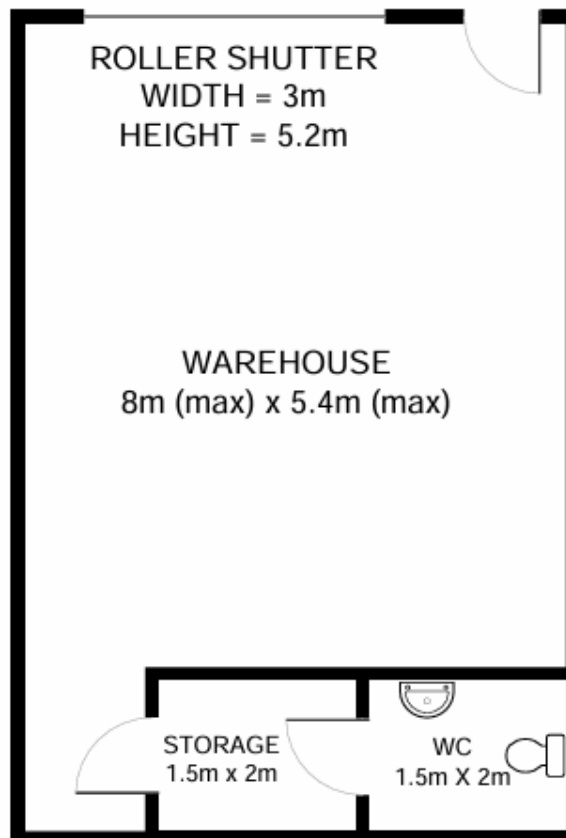
Isaac Warriner
01282 428486
isaac@whiteacres-property.co.uk

Kelly McDermott
01282 428486
Kelly@whiteacres-property.co.uk

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG



WAREHOUSE SPACE WITH MEZZANINE (approx 43.2 sq meters, 465 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE