

TO LET



WHITEACRES
01282 428486

Very modern end-parade warehouse unit extending to 6,500 sq ft

3 Magnesium Way, Hapton, Burnley, BB12 7BF

- ❁ Superb open plan industrial unit with large showroom, three modern offices, male and female toilets and kitchenette
- ❁ Popular location at junctions 9 of the M65 motorway
- ❁ Electric roller shutter (measuring 5 meters in height and 3.9m in width)
- ❁ Available for occupation from September 2025
- ❁ Nine allocated car parking spaces with extensive yard space for deliveries
- ❁ Haunch height of 7.2 metres and an apex height of 8.7 metres
- ❁ LED lighting and solid concrete floors throughout the warehouse
- ❁ Other established businesses in the immediate vicinity include Exertis, Fagan & Whalley, and Virtual Logistics

AVAILABLE FOR IMMEDIATE OCCUPATION

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

Location

The property is located on Burnley Bridge Business Park, at junction 9 of the M65 motorway and benefits from unrivalled accessibility and convenience to surrounding areas such as Preston, Blackburn and Manchester.

Burnley Bridge Business Park is home to Other established businesses including Exertis, Fagan & Whalley, and Virtual Logistics.

Description

A very modern end-parade warehouse unit extending to over 6,500 sq ft on a popular and well established business park at junction 9 of the M65 motorway.

The warehouse is of steel portal frame construction with insulated profile cladding having a generous internal apex height of approximately 8.7 metres and an eaves height of 7.2 metres.

The property offers open plan warehouse space and a large showroom three offices, a kitchenette and two toilets.

The premises has LED fluorescent lighting, electric loading door, three phase electricity and a gas supply (with no meter). The property has a substantial electric loading door with a width of 3.5 metres and height of 5 metres.

Externally there is a substantial yard providing allocated car parking and excellent loading for HGV's.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Warehouse	4728.5	439.3
Showroom	1118.3	103.9
Offices, Kitchenette & WC facilities	665.2	61.8
GIA	6512	605

Terms

The property is available from September 2025 by way of a full repairing and insuring lease for a minimum term of three years.

Rent

£55,500 per annum.

Vat

The rent quoted is exclusive of VAT which may be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £31,000 per annum with rates payable being £15,469.

The prospective tenant can contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants will be responsible for all services connected to the property, the estate service charges and the buildings insurance which will be recharged by the landlords.

Services

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

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.

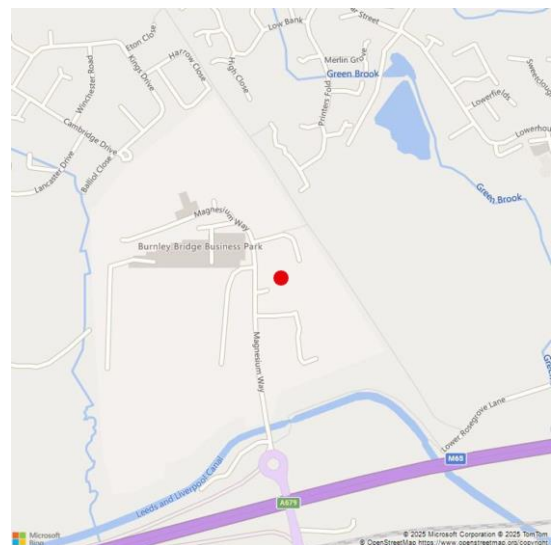
Viewings

Please contact the agents:

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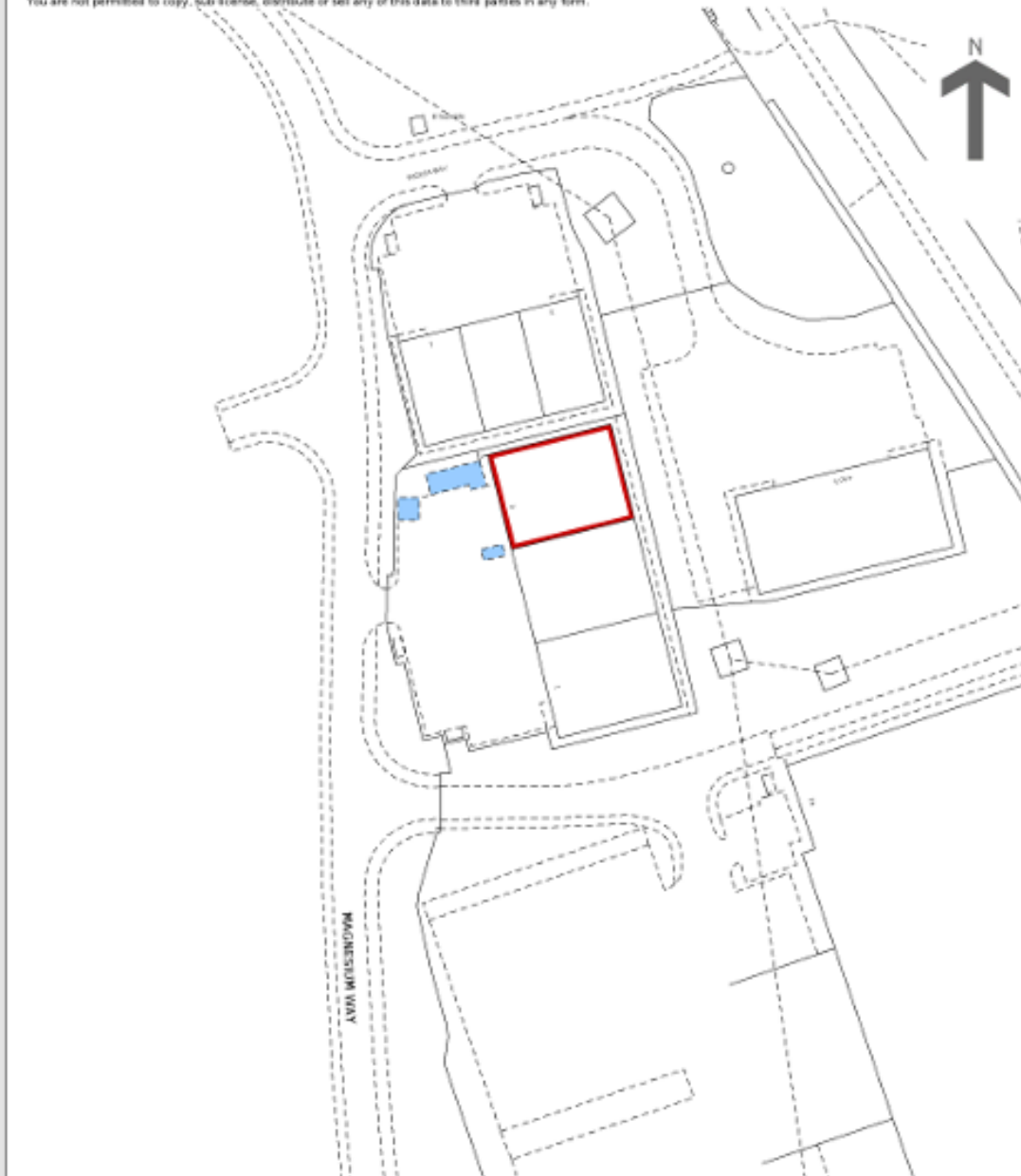


HM Land Registry
Official copy of
title plan

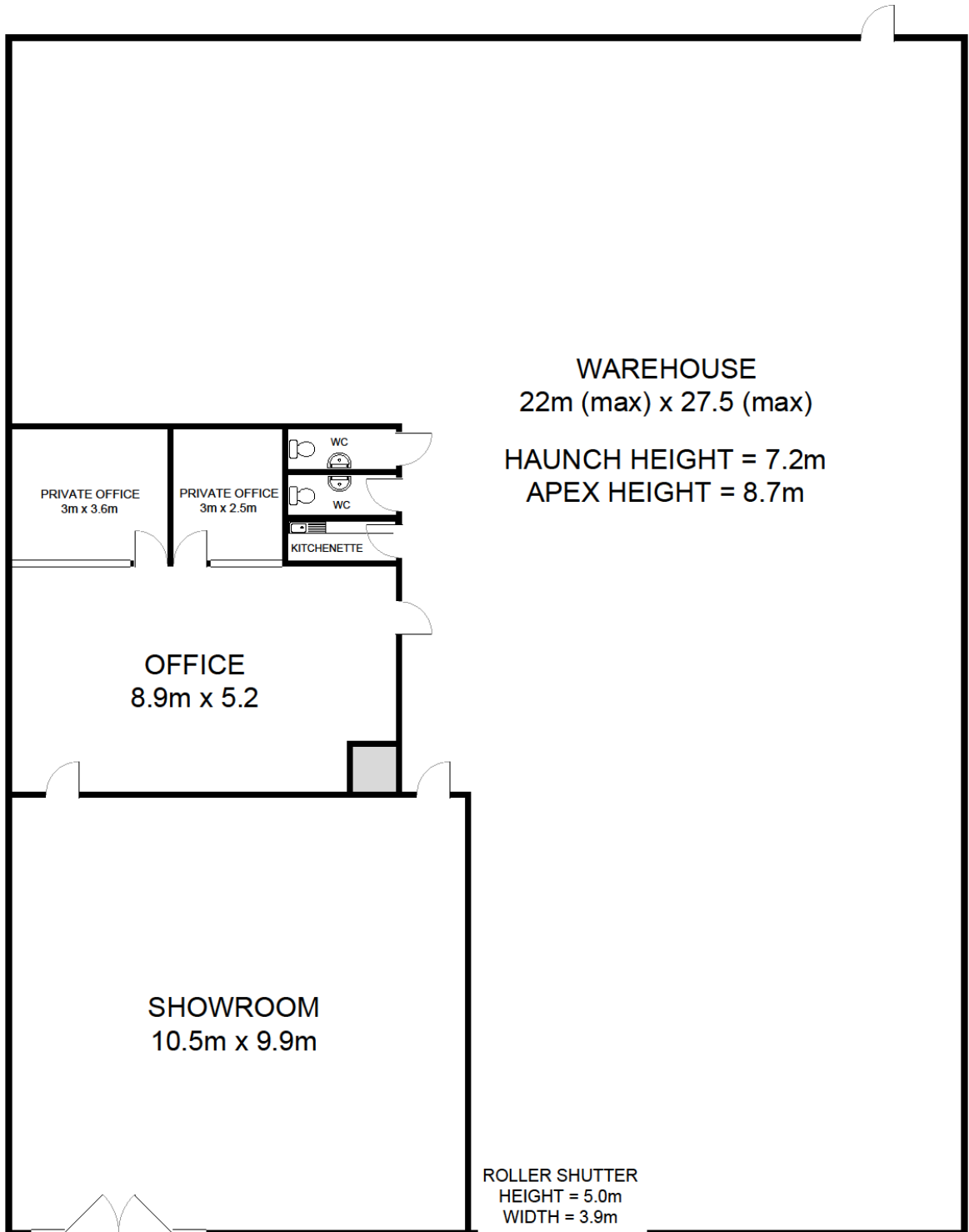
Title number **LAN192807**
Ordnance Survey map reference **SD80325W**
Scale **1:1250**
Administrative area **Lancashire : Burnley**



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WAREHOUSE UNIT WITH SHOWROOM AND OFFICES
(approx 605 sq meters, 6512 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE