







**TO LET**



*Modern warehouse unit extending to 2,545 sq ft 236.4 sq m)*

## **Unit 7 Holt Business Park, Widow Hill Road, Burnley, BB10 2TN**

-  Modern warehouse unit extending to 2,545 sq ft 236.4 sq m)
-  Secure gated business park with on-site CCTV and within a short drive of the M65 motorway
-  Modern industrial estate close to Boohoo, Accrued Plastics, Northbridge Vending and Dale Contractors
-  Open plan internal layout with large communal yard having great car parking and loading
-  Electric loading door, high bay lighting, modern toilet and security alarm system
-  Maximum internal height of 6.4m meters to the apex and 4.6m to the haunch

**AVAILABLE FOR IMMEDIATE OCCUPATION**

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

## Location

The property is situated at the end of Widow Hill Road on the established Heasandford Industrial Estate which is located within a ten minute drive of connections to the M65 motorway.

Holt Court is located at the top of Heasandford Business Park which is an established estate with other companies in the vicinity including Northbridge Vending, Boohoo.com, Accrued Plastics, and Rectella International.

## Description

A very modern end parade portal frame warehouse unit located on a secure gated business park.

The property offers open plan warehouse accommodation with good natural light, being of steel portal frame construction with blockwork to approximately one metre and insulated cladding.

The property has an electrically operated loading door with a maximum internal height of 6.4 metres to the apex and approximately 4.6 metres to the haunch. The property would accommodate the installation of a mezzanine floor and also benefits from high bay lighting.

Externally there is a large yard for parking and loading together with monitored CCTV providing additional security.

## Accommodation

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

DESCRIPTION	SQ FT	SQ M
GIA	2545	236

## Terms

The property is available immediately by way of a new full repairing and insuring lease for a minimum term of three years.

## Rent

£1760pcm.

## Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

## Business Rates

We have been informed that the rateable value for this property is £12,250 and the annual payable amount is approximately £510.12.

A prospective tenant must verify this information and should contact Burnley Borough Council on 01282 425010 to confirm the exact amount payable.

## Outgoings

In addition to the rent, the tenant is responsible for any applicable business rates and all services connected to the property. The ingoing tenant is also to be responsible for the following:-

- The buildings insurance - approx £450-£600 + VAT per annum
- Estate service charge - £250 + VAT per annum
- CCTV monitoring - £370 + VAT per annum

All the above are approximate costs and are subject to change on an annual basis.

## 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

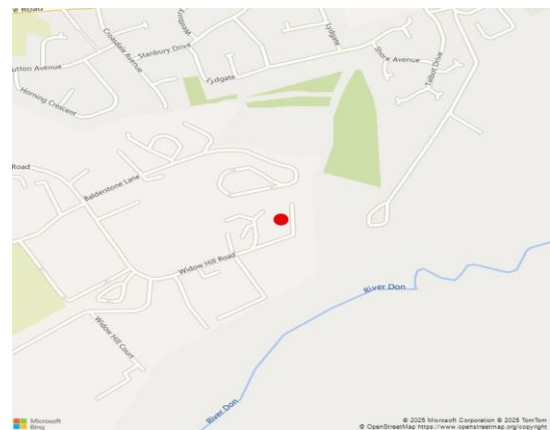
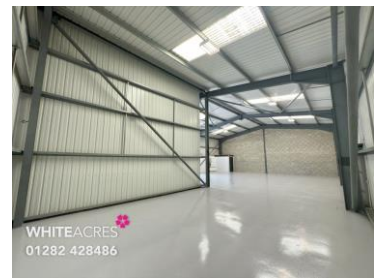
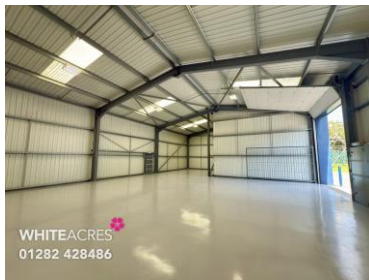
Each party is to be responsible for their own legal costs.

## Viewings

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  
BB128HG

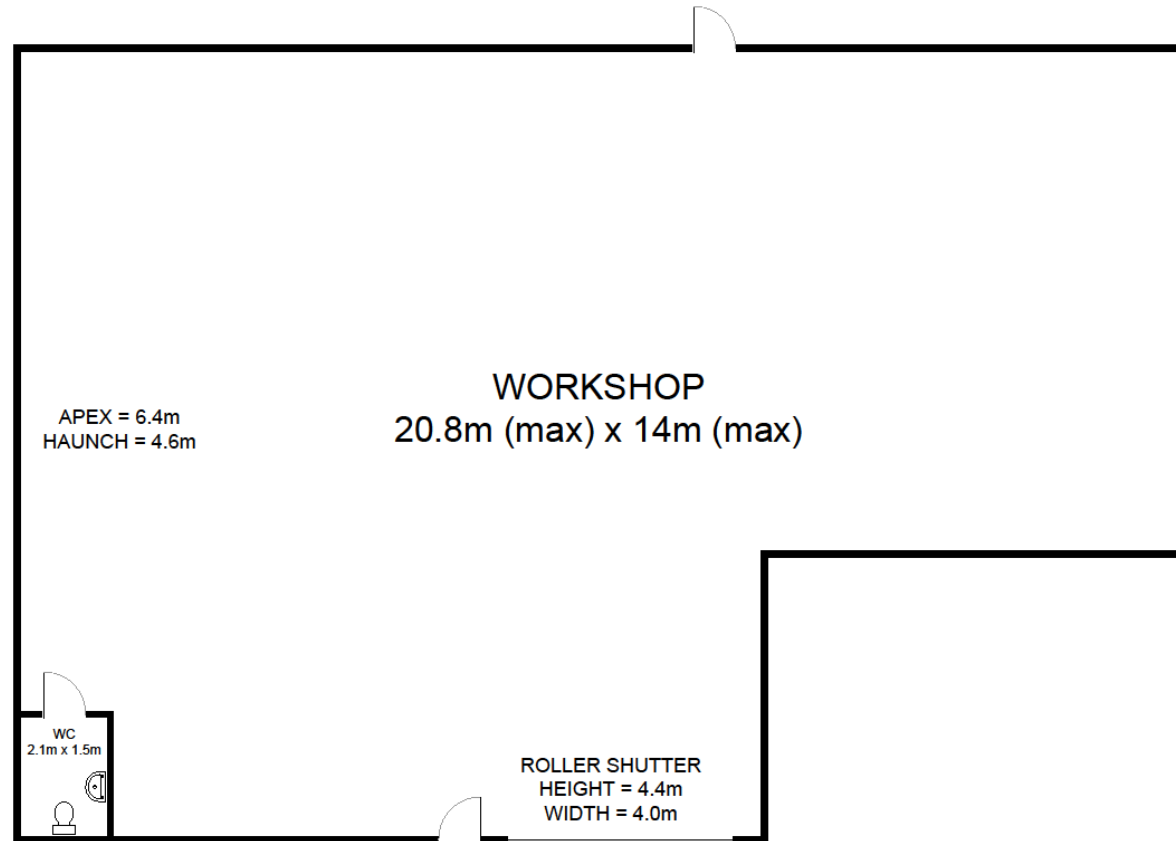


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**WHITEACRES**

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WORKSHOP SPACE WITH ROLLER SHUTTER  
(approx 236.4 sq meters, 2545.4 sq ft)



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NOT TO SCALE