

FARRINGTON ROAD

ROSSENDALE ROAD INDUSTRIAL ESTATE **BURNLEY** BB11 5SW



FOR SALE / TO LET
MANUFACTURING WAREHOUSE
EXTENDING TO 24,319 SQ FT

WHITEACRES 

INVESTMENT SUMMARY

- ✿ **Detached warehouse extending to 24,319 sq ft** on a large plot extending to **1.5 acres**
- ✿ **Potential scope to extend the existing unit** (subject to planning)
- ✿ **Double loading doors** and **substantial power supply**
- ✿ **Quality two storey offices** with air conditioning and glazed frontage
- ✿ Well located close to **junctions 9 & 10 of the M65 motorway**
- ✿ **Secure fenced concrete yard** and car park for over 20 vehicles
- ✿ **Warehouse constructed in 1989** for the current manufacturing occupier
- ✿ **Prominent portal frame warehouse** which benefits from 6m eaves
- ✿ **Additional land available** extending to 1.87 acres, by way of separate negotiation

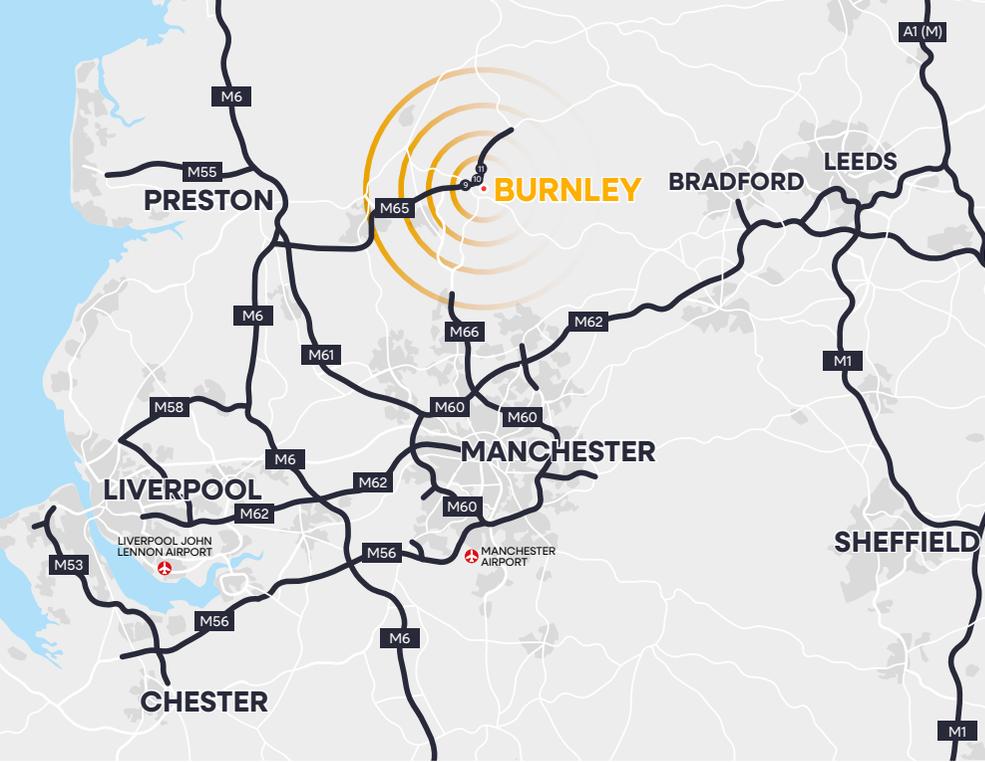


PURCHASE PRICE

£2.25 million

(Two Million Two Hundred and Twenty Five Thousand Pounds).

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LOCATION

The property is located on Farrington Road, which is positioned off Rossendale Road.

Rossendale Road Industrial Estate employs over 2,000 people with occupiers in the vicinity including VEKA Plc, The Original Factory Shop, and Doric FPD.

The estate is situated to the West of Burnley town centre, within one mile of both junctions 9 & 10 of the M65 motorway.

Burnley is approximately 21 miles North of Manchester, and 20 miles east of Preston. Burnley is served by junctions 9, 10, & 11 of the M65 motorway, which runs West to Accrington, Blackburn, and Preston.



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A646 ROSSENDALE ROAD

SYNERGY HOMECARE

WARBURTONS

VEKA

ROBERT SCOTT & SONS

MENZOLIT

MANN & HUMMEL

LIMITLESS DIGITAL

MASON PEAT

LIMITLESS DIGITAL

VEKA

VEKA

RJ COSWAY

RJ COSWAY

FALKLAND ENGINEERING

FARRINGTON ROAD

PIPELINE INDUCTION HEAT

THE ORIGINAL FACTORY SHOP

A further 1.87 acres available for sale or to rent by separate negotiation

DESCRIPTION

A detached portal frame warehouse which has been occupied by a manufacturing company for many years.

The property offers open plan warehouse/manufacturing space with 6 metre eaves, and was constructed in 1989. The property has well equipped two storey office accommodation to the front and a substantial power supply.

The site has car parking for over 20 vehicles with a fenced concrete yard at the side and rear of the site. The building has double loading doors into the warehouse, and offers scope to extend the main warehouse (subject to obtaining the necessary planning consent).

A further section of land extending to 1.87 acres is available by separate negotiation.

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ROSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5SW

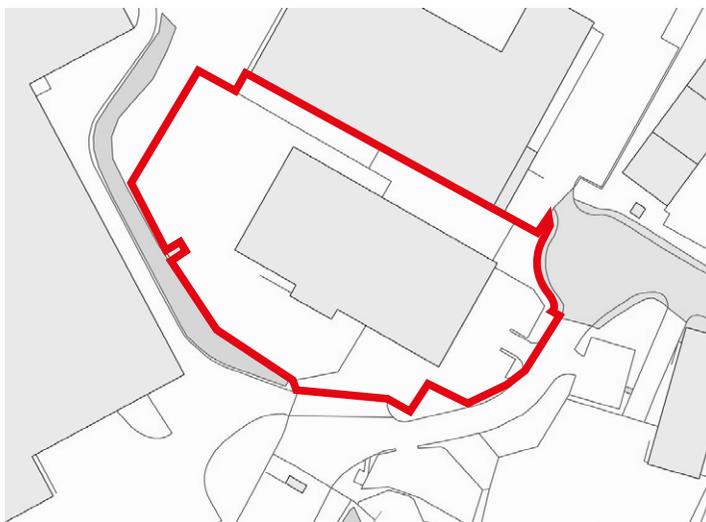


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ACCOMMODATION

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

DESCRIPTION	SQ FT	SQ M
Warehouse	15,877	1,474.9
Ground Floor Office	3,983	370.02
First Floor Office	4,459	414.24
GIA	24,319	2,259.2



TERMS

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

RENT

£6.50 per sq ft.

TENURE

Freehold.
 (Title Numbers LA841884 & LAN167964).

VAT

Both the purchase price and rent quoted are subject to VAT at the prevailing rate.

BUSINESS RATES

The property currently has a rateable value of £115,000 per annum with rates payable being £60,260. There will however, be some amendments to the rating valuation and further details of which are available on request.

A prospective tenant/purchaser must contact Burnley Borough Council on 01282 425011 to confirm further details.

OUTGOINGS

In relation to a letting the tenants will be responsible for the rent, business rates, buildings insurance, and any service charge relating to the site.



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SERVICES

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

SERVICE RESPONSIBILITY

It is the prospective tenants / purchaser's responsibility to verify that all services and appliances are in 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.

PURCHASE PRICE

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VIEWINGS

Please contact the agents:

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WHITEACRES 

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