

**TO LET**



Mid parade warehouse extending to approximately 650 sq ft

## **Unit 9 Smallshaw Industrial Estate, Phoenix Way, Burnley, Lancashire, BB11 5SX**

- ❖ Warehouse/workshop unit positioned close to junctions 9 and 10 of the M65 motorway
- ❖ Ideal starter unit extending to approximately 650 sq ft (60.4 sq m)
- ❖ On site CCTV, large communal yard providing good loading and off road car parking
- ❖ Open plan layout ideal for various businesses and available for immediate occupation
- ❖ Available from February 2026
- ❖ Free Business Rates for eligible tenants

## Location

The property is located on Smallshaw Industrial Estate which is accessed from Phoenix Way off Accrington Road. Both junctions 9 and 10 of the M65 are within one mile of the site.

## Description

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

The unit is open plan internally providing workshop/warehouse space with WC facilities in the corner of the property.

The property is accessed by a personnel door with an external security gate with loading from a roller shutter door and car parking directly in front of the property.

Smallshaw industrial estate benefits from having a brand new state of the art CCTV system installed which offers 24 hour reactive monitoring.

## Accommodation

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

| DESCRIPTION | SQ FT | SQ M  |
|-------------|-------|-------|
| GIA         | 650   | 60.38 |

## Terms

The premises are available by way of a new lease for a term to be agreed at a rent of £395 per calendar month plus VAT.

## Vat

The rent, service charge and insurance are all subject to VAT at the prevailing rate.

## Business Rates

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

## Outgoings

The service charge for this unit is currently £39.50 per month and covers a contribution towards the grass cutting, landscaping and maintenance of the estate road.

## Insurance

The buildings insurance is recharged to the tenants at a cost of £27.50 per calendar month.

## Services

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

## Legal Costs

The landlords prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred unless the tenants wish to seek advice or representation.

## Viewings

Please contact the agents:

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