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# TO LET

- Warehouse/workshop unit extending to 474 sq ft (44 sq m)
- Well positioned close to both junctions 9 and 10 of the M65 motorway network
- High bay warehouse ideal for small to medium sized businesses
  - No VAT or business rates for eligible tenants
- Large roller shutter door and communal yard for car parking and deliveries

**NO CAR USES ALLOWED**

**AVAILABLE FROM THE 1<sup>st</sup> OF FEBRUARY 2021**



Unit 11 Caroline Court  
Billington Road  
Burnley  
BB11 5UB

**Phone:** 01282 428486  
**E-mail:** info@whiteacres-property.co.uk  
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## 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 good sized office 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.

Caroline Court is a popular established business park with a mix of local businesses and the warehouse is available from the 1<sup>st</sup> of February 2021.

The Landlords would consider installing a mezzanine floor to the rear of the property to accommodate an office or further storage space at an additional rental cost.

## ACCOMMODATION

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

DESCRIPTION	SQ M	SQ FT
GIA	44.0	473.6

## TERMS

The premises is available by way of a new lease for a term to be agreed at an exclusive rent of £99 per week.

## VAT

We have been verbally informed the rent in relation to this property is not subject to VAT.

## SERVICE CHARGE

We understand there is a service charge in relation to this estate for landscaping etc. the cost of which will be the tenants responsibility

## BUSINESS RATES

We have been verbally informed that the rateable value for the property is £2,250.

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 and any Business Rates liability the tenants are to be responsible the estates service charge which we understand is currently £215.04 per annum, the buildings insurance (we understand last year's annual premium was £238.98) and all services connected to the property.

## SERVICES

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

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purposes being adequate for their needs.

## 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.

## PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local authority.

## VIEWING

For further information or to arrange a viewing please Contact Whiteacres:  
Tel: 01282 428486  
Email: info@whiteacres-property.co.uk  
Web: www.whiteacres-property.co.uk

# BUSINESS RATES BREAKDOWN

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

## 1 April 2010 - 31 March 2017

Your rateable value was £2,250.00

 This is not the amount you will have paid.

[Open all](#)

### Valuation information

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### How the valuation was calculated

-

#### Parts of the property

Floor	Description	Area m <sup>2</sup> /unit	Price per m <sup>2</sup> /unit	Value
Ground	Warehouse	43.9	£48.75	£2,140.00
<b>Total</b>		<b>43.9</b>		<b>£2,140.00</b>

#### Car parks

Spaces	Area	Value
2		£120.00
<b>Total</b>		<b>£120.00</b>

**Total value** £2,260.00