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# TO LET

- End parade warehouse unit extending to 3,021 sq ft (280 sq m)
- Secure gated business park with on-site CCTV being available for immediate occupation
- Modern industrial estate close to Boohoo, Accrued Plastics, Dale Contractors and Northbridge Vending
- Fully open plan internal layout with large communal yard having great parking/loading
- Electric loading door, personnel access with security shutter and full alarm system



**Unit 3 Holt Business Park  
Widow Hill Road  
Burnley  
BB10 2TN**

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## 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, Accrued Plastics, Safran Nacelles and Rectella International.

## DESCRIPTION

A very modern end parade portal frame warehouse unit located on a secure gated business park on an established estate on the outskirts of Burnley.

The property offers open plan warehouse accommodation with good natural light being of 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 6m to the apex and 4.8m to the eaves. The property would accommodate the installation of a mezzanine floor and also benefits from sodium lighting and a full security alarm system.

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

## ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Open plan warehouse	12.7m x 22.1m	3,021.5	280.7

## TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of three years at a rent of £1,650 per calendar month + VAT.

## VAT

The rent quoted will be subject to VAT at the prevailing rate.

## BUSINESS RATES

We have been verbally informed that the rateable value for this property is £13,000.

The prospective tenant is likely to benefit from Small Business Rates Relief discount and the likely payable amount will be £2,162.33.

The prospective tenant must contact Burnley Borough Council on 01282 425011 to confirm these details prior to making a legal commitment.

## SERVICES

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

## SERVICES RESPONSIBILITY

It is the incoming tenant's responsibility to verify that all services/appliances are safe and in full working order being suitable for purpose and adequate for their needs.

## OUTGOINGS

In addition to the rent and any business rates liability the incoming tenants are to be responsible for the buildings insurance, the estate service charge and a contribution towards the CCTV monitoring as well as all services connected to the property including water rates.

## PLANNING

The property has been used for warehousing and distribution however it is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request from our office.

## LEGAL COSTS

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

## VIEWING

For further information or to arrange a viewing please contact the sole letting agent Whiteacres Property Limited;

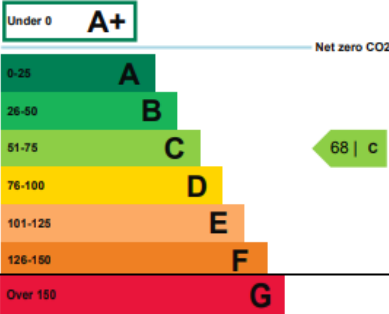
Tel: 01282 428486

Email: info@whiteacres-property.co.uk

## SUBJECT TO CONTRACT

**MISDESCRIPTION:** These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

# ENERGY PERFORMANCE CERTIFICATE

Energy performance certificate (EPC)					
Information not provided by the user 3 HOLT BUSINESS PARK WIDOW HILL ROAD BURNLEY BB10 2TN	<table><tr><td>Energy rating</td><td>Valid until: 1 March 2031</td></tr><tr><td>C</td><td>Certificate number: 8134-7252-5329-4421-3073</td></tr></table>	Energy rating	Valid until: 1 March 2031	C	Certificate number: 8134-7252-5329-4421-3073
Energy rating	Valid until: 1 March 2031				
C	Certificate number: 8134-7252-5329-4421-3073				
Property type	B8 Storage or Distribution				
Total floor area	278 square metres				
<b>Rules on letting this property</b>					
Properties can be let if they have an energy rating from A+ to E.					
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.					
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.					
<b>Energy efficiency rating for this property</b>	Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.				
This property's current energy rating is C.					
	<b>How this property compares to others</b>				
	Properties similar to this one could have ratings:				
	If newly built 27   B				
	If typical of the existing stock 80   D				
Properties are given a rating from A+ (most efficient) to G (least efficient).					