

TO LET



Unit 1, Ashley Street, Burnley, Lancashire, BB12 0BQ

- ✿ Modern portal frame unit extending to 2,120 sq ft
- ✿ Modern Insulated unit with LED lighting, lockable security gates, mezzanine floor with private office, three phase electricity and new consumer unit
- ✿ Free business rates and competitive rent with no VAT payable for eligible tenants
- ✿ Excellent location close to junction 11 of the M65 motorway
- ✿ Open plan layout available for immediate occupation being ideal for an engineering business
- ✿ No car or vehicle related use considered

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Ashley Street which is close to junction 11 of the M65 motorway.

The property is in a mixed residential and commercial location within a short distance of Burnley College and the town centre.

Description

A modern portal frame workshop unit close to junction 11 of the M65 motorway.

The property offers open plan workshop accommodation with a mezzanine floor providing additional storage and a private office. Internally the property has been fully painted and has a maximum height to the apex of 6.3 metres.

The property has lockable double gates to the front, LED lighting, electric loading door and three phase electricity with a new consumer unit.

The premises is ideal for an engineering company, car detailer or for storage and distribution business.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse	8.3m x 17.7m	1,581.3	146.9
Mezzanine	8.3m x 6m	536	49.8
GIA		2,117.3	196.7

Terms

The premises is available by way of a new lease for a term to be agreed at a rent of £850 per calendar month.

Vat

We have been informed that the rent payable is not subject to VAT.

Business Rates

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 any rent and any business rates liability the tenants are to be responsible for the services and the proportional cost of the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of three phase electricity with access to mains water and will be plumbed for new toilet facilities.

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.

Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

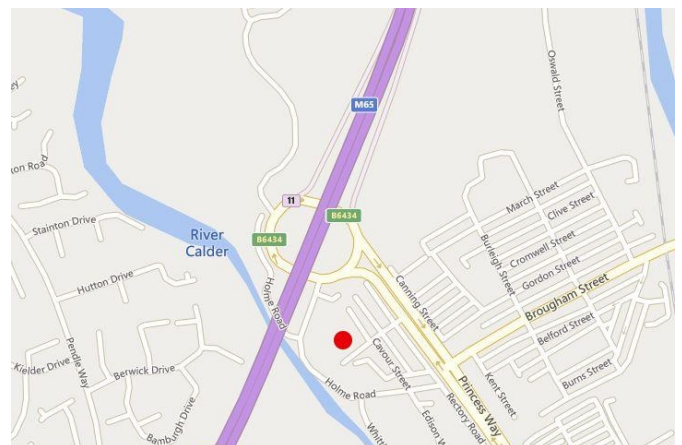
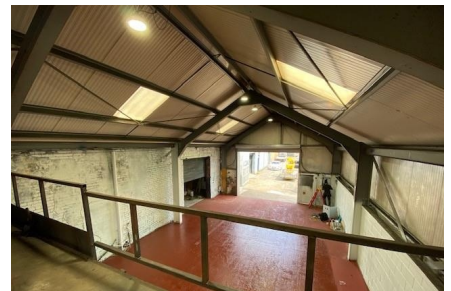
Viewings

Please contact the agents for viewings :

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