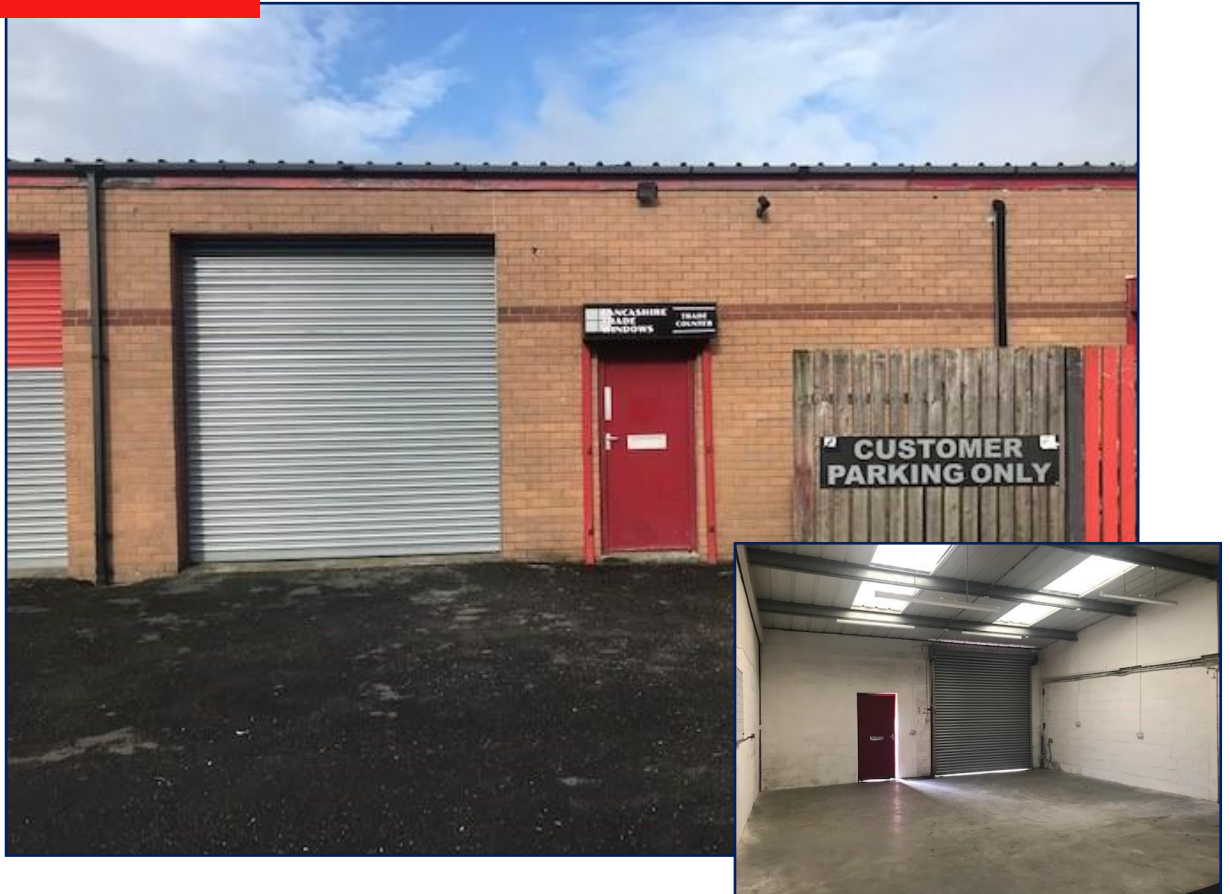


# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**TO LET**



## UNIT 18 FARRINGTON COURT ROSSENDALE ROAD INDUSTRIAL ESTATE BURNLEY BB11 5SS

- Industrial / Warehouse Unit
- Situated on a well established industrial park
- 70.49 sq.m. (759 sq.ft.)
- Close to Junctions 9 & 10 of the M65

## LOCATION

Situated within Farrington Court within the well established Rossendale Road Industrial Estate, the M65 motorway being within easy access via Junction 9 or 10.

Farrington Court is situated off Farrington Road and occupiers within the vicinity include Veka and Warburtons.

## DESCRIPTION

Single storey mid terraced unit of brick and blockwork construction with concrete floor beneath a profile sheet metal clad roof.

Access is via an electric roller shutter door. Internally there is a WC and office.

## ACCOMMODATION

Gross Internal Floor Area	70.49 sq.m.	759 sq.ft.
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## EXTERNALLY

Frontal loading and parking area.

## SERVICES

All mains services are available including three-phase electricity with the exception of gas. It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The property has a current Rateable Value of £5,100. Under the Small Business Rates Relief Scheme a sole occupier would benefit from a 100% discount on rates paid. Contact Burnley Borough Council on 01282 425011 to confirm.

## RENTAL

**£9,100 per annum (£175 per week)**

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## SERVICE CHARGE

A service charge is levied on all occupiers within the estate to cover management and maintenance of the common areas.

## VAT

VAT is not applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate confirms energy rating D.

## LEGAL COSTS

No charge for the landlord's standard agreement.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: **SJ.KC.2605.16535** Email: [stephen@tdawson.co.uk](mailto:stephen@tdawson.co.uk)



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