



Light industrial Unit situated on popular Business Park.

FOR SALE / TO LET

**UNIT 10
CAROLINE COURT
BILLINGTON ROAD
BURNLEY
LANCASHIRE
BB11 5UB**

902 Sq Ft (83.8 Sq M)

- Two storey industrial unit ideal for light manufacturing, workshop, or storage use.
- Excellent connectivity, situated within a short drive from M65 Junctions 9 and 10 on the popular Billington Road Industrial Estate.
- Layout comprising a ground floor workshop / warehouse with two first floor offices, a kitchenette and WC.
- Prime opportunity for both Owner-Occupiers and Investors
- 100% Small Business Relief available for eligible Occupiers.

Location

Caroline Court is situated on Billington Road Industrial Estate, a well established business park located approximately 2 miles south of Burnley town centre and within 1 mile from junctions 9 and 10 of the M65 motorway network.

The property is best approached by proceeding along Rossendale Road (A646) from its junction with Accrington Road (A691), turning right on to Billington Road adjacent to VEKA and then left at the junction with Dominion Court. Other established businesses on Billington Road Industrial Estate include Warburtons, VEKA, and the Original Factory Shop.

Description

An end parade workshop unit of steel portal frame construction. The internal layout comprises a ground floor open plan workshop / warehouse with a WC with two offices to the first floor. The first floor is divided an open plan office featuring a kitchenette and a separate private office, each benefitting from good natural light.

Well suited for light manufacturing, storage, or workshop uses, the unit is equipped with a three phase power supply and a secure roller shutter door. It also features allocated parking and convenient loading access via a communal yard.

Accommodation

Ground Floor

Workshop 33.16 sq.m 357 sq.ft

WC 6.39 sq.m 68.8 sq.ft

First Floor

Open Plan Office / Kitchenette 24.26 sq.m 261.1 sq.ft

Private Office 20.02 sq.m 215.5 sq.ft

GIA: 83.83 sq.m 902.3 sq.ft



Planning

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

Price / Rent

For Sale £105,000
To Let £9,000 per annum

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £7,200 per annum (2026/27).

Services

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

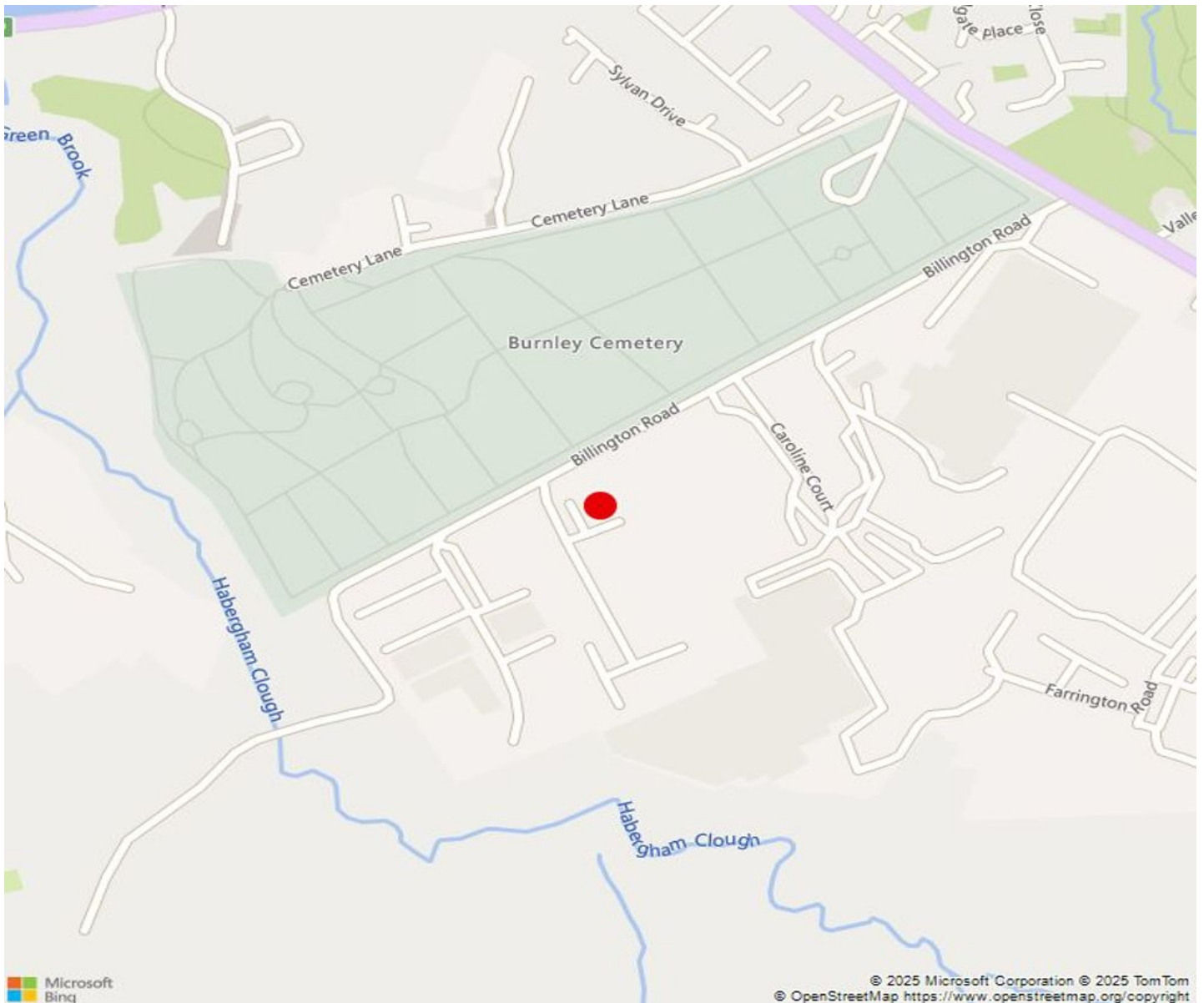
Services Responsibility

It is the prospective Purchaser's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

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

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

