

Phone: 01282 428486
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TO LET

- Former headquarters of international warehousing and distribution company
 - Superb warehouse close to both junctions 9 & 10 of the M65 motorway
- Secure gated Business Park on the west side of Burnley and within a 30 minute drive of the cities of Manchester & Preston
 - Substantial mezzanine floor and three storey glazed office block
 - Excellent on-site car parking and six loading doors
 - GIA extending to 5,767 sq m (62,000 sq ft)

SUBSTANTIAL SITE MAY SPLIT



**Birch House
Unit 1 Chestnut Business Park
Smallshaw Lane
Burnley
BB11 5SQ**

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.

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LOCATION

Chestnut Business Park is located off Accrington Road (A56) within half a mile of both Junctions 9 & 10 of the M65 motorway.

The warehouse is located at the entrance to a popular Business Park with other businesses on the estate including In2 Plastics, RTC Safety Surfaces and Totally Cargo Ltd.

The Business Park is well positioned being within a 30 minute drive of Preston, Skipton and approximately 40 minutes from Manchester.

DESCRIPTION

The headquarters of a substantial warehouse and distribution company has now come to the market on a leasehold basis.

The property was purpose build approximately 20 years ago and occupies a prime position being the first unit at the entrance to a premier business park close to junctions 9 & 10 of the M65

The property comprises of a substantial warehouse with a significant mezzanine floor providing a superb warehouse and distribution facility. The site had four dock level loading doors together with two traditional roller shutter doors and has been occupied for many years by a wholesale furniture company.

To the front of the building there is an attractive two/three storey office block of stone construction with good natural light from several windows.

Externally there is a large communal yard for loading and deliveries, a communal customer car parking area and two allocated car parks providing approximately 44 spaces.

The gated business park also has palisade fencing, CCTV security and is available for immediate occupation.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (including offices & toilets) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Ground floor warehouse including furniture production area with maximum internal eaves height of 3.4m	25,975.6	2,416.0
Mezzanine floor with maximum height to apex of 5.6m	20,977.7	1,948.9
Ground floor offices comprising of 9 cellular offices, sales office and male & female toilets	4,188.2	389.1
First floor showroom	4,188.2	389.1
Second floor showroom	1,500.5	139.4
Dedicated loading bay	1,470.4	136.6
Ramp to facilitate loading onto mezzanine floor	1,360.6	126.4
Platform above loading bay	1,519.9	141.2
Photography studio/meter cupboard	869.7	80.8
GIA	62,050.8	5,767.5

RENTAL TERMS

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years at a rent of £3 per sq ft + VAT which is £186,153 per annum + VAT.

VAT

The rent quoted is subject to VAT at the prevailing rate.

BUSINESS RATES

We have been verbally informed that the rateable value for this property is £110,000. Based on the 2019/20 multiplier of 0.504 the annual payable amount is £55,440 (please see overleaf for a full breakdown).

A prospective tenant must verify this information and should contact Burnley Borough Council on 01282 425011 to confirm the exact payable amount.

SERVICES

The property has the benefit of all mains services including gas central heating to the offices & showroom and warm air blowers to the warehouse area.

SERVICES RESPONSIBILITY

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

PLANNING

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

OUTGOINGS

In addition to the rent and any business rates liability the incoming tenant is to be responsible for all services connected including water rates, the estate service charge understood to be £0.15 per sq ft (TBC.) and the buildings insurance which will be recharged by the landlords.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC has been attached within this document.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

Contact: Whiteacres Property Ltd
Tel: 01282 428486
Email: info@whiteacres-property.co.uk

SUBJECT TO CONTRACT

BUSINESS RATES BREAKDOWN

Unit 1 Chestnut Business Park, Smallshaw Lane, Burnley, Lancs, BB11 5SQ

Current valuation

[Other valuations](#)

[Similar properties](#)

Description Warehouse and premises

Valuation scheme reference [367680](#)

Local authority BURNLEY

Special category code 096G

Local authority reference N2366300660

Effective date 15 May 2018

Base rate £27 per m²/unit

List alteration date 26 September 2018

Transitional Relief certificate issued No [?](#)

The rateable value is rounded down to

£110,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Warehouse	352.39	£25.01	£8,813
Ground	Area Under Supported Floor	2466.2	£17.51	£43,183
Ground	Office	337.4	£30.01	£10,125
Ground	Mess / staff Room	65.16	£27.51	£1,793
Mezzanine	Warehouse	2382.09	£12.51	£29,800
First	Showroom	523.46	£30.01	£15,709
		6,126.7		£109,423

Car parks

Spaces	Area	Value
24	0	£1,440

Total value: **£110,863**

EPC

Energy Performance Certificate Non-Domestic Building



Unit 1-2
Smallshaw Lane
BURNLEY
BB11 5SQ

Certificate Reference Number:
0250-2904-0373-3630-7020

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ **61**

This is how energy efficient
the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	10582
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	44.46
Primary energy use (kWh/m ² per year):	261.33

Benchmarks

Buildings similar to this
one could have ratings as
follows:

25

If newly built

74

If typical of the
existing stock