MANUFACTURING/WAREHOUSE PREMISES WITH OFFICE AND AMPLE PARKING

FOR SALE

Units E1 – E4 Belshaw Court
Billington Road Industrial Estate
Billington Road
Burnley
BB11 5UB

Size: 1,571.18 sq.m (16,912 sq.ft)

- Manufacturing/warehouse facility on popular Business Park close to Junction 9/10 of the M65 motorway network
- E1-E3 is self-contained, E4 is adjoining with separate services
- Good loading from dedicated yard
- Three phase and high voltage power supply
LOCATION
The property is situated on the Billington Road Industrial Estate which is located off Rossendale Road at the western end of Burnley. Access on to the M65 at junctions 8/9/10 are within approximately 1 mile. Burnley town centre is approximately 2 miles distance.

DESCRIPTION
The property comprises of three industrial units being part of a larger development that are situated around a courtyard on Billington Road. The properties are of a portal frame construction with profile metal cladding to the front and roof together with sub-dividing brickwork walls and a concrete floor. Each unit has a roller shutter door and the general accommodation is open plan with integral offices. Unit 4 adjoining although self-contained comprises of a predominantly open plan warehouse/manufacturing facility with WC facilities.

ACCOMMODATION
Units E1 – E3
Main warehouse 473.32 sq.m (5,095 sq.ft)
Loading bay 192.95 sq.m (2,077 sq.ft)
Ground floor offices 196.94 sq.m (2,120 sq.ft)
First floor offices 196.94 sq.m (2,120 sq.ft)

GIA 1060.15 sq.m (11,412 sq.ft)
Unit E4 510 sq.m (5,500 sq.ft)

TENURE
The properties are held long Leasehold for the residue of a 999 year term from 1996 at a ground rent details to be provided in due course.

SERVICES
The property has the benefit of all mains services including gas central heating to the offices.

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.

PLANNING
It is the prospective purchaser’s responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES
We are informed by the Valuation Office Agency Website that Units E1-E3 have a Rateable Value of £33,000 per annum (2018/19) and Unit E4 has a Rateable Value of £15,750 per annum. (2018/19).

PRICE
£928,000 (nine hundred and twenty eight thousand pounds)

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

EPC
An Energy Performance Certificate is available upon request.

VAT
All prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

VIEWING
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