



SUBSTANTIAL INDUSTRIAL/WAREHOUSE ADJACENT TO THE M65 (MAY SPLIT)

TO LET

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

Size: 5,767sq.m (62,000 sq.ft)

- 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 and Preston.
- Substantial mezzanine floor and three storey glazed office block.
- Excellent on-site parking and six loading doors.
- GIA extending to 5,767 sq.m (62,000 sq.ft)

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 built 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 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 office & toilets and extends to the following approximate areas.

DESCRIPTION	SQ.FT	SQ.M
	25,975.60	2,416.00
Ground floor warehouse including furniture production area with maximum internal eaves height of 3.4 m		
	20,977.70	1,948.90
Mezzanine floor with maximum height to apex of 5.6m		
	4,188.20	389.1
Ground floor offices comprising of 9 cellular offices, sales office and male & female toilets		
First floor showroom	4,188.20	389.1
Second Floor showroom	1500.5	139.4
Dedicated loading bay	1,470.40	136.6
Ramp to facilitate loading onto mezzanine floor	1,360.60	141.2
Platform above loading bay	1,519.90	141.2
	869.7	80.8
Photography studio/meter cupboard		
GIA	62,050.80	5,767.50

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 appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

RENT

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)

OUTGOINGS

In addition to the rent and any business rates liability the ingoing 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.

BUSINESS RATES

We have been advised verbally informed that the Rateable value for this property is £110,000 p.a. Based on the 2019/20 multiplier of 0.54 the annual payable amount is £55,400 and the rates payable are approximately £55,440 p.a.

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT is charged at the prevailing rate.

VIEWING

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