



## REFURBISHED MODERN OFFICE ACCOMMODATION

### TO LET/MAY SELL

Unit 5 Dominion Court  
Billington Road  
Burnley  
Lancashire  
BB11 5UB

Size: 116.84 sq.m (1,257.64 sq.ft)

- Modern refurbished self-contained office
- Prominent location with excellent connectivity to Junctions 9 and 10 of the M65.
- Allocated car parking available
- Gas central heating, air conditioning and modern fitted kitchen

## LOCATION

The property is situated on the established Billington Road Industrial Estate, which is located within approximately five minutes drive from Junction 8 and 9 of the M65 motorway. Burnley town centre and its amenities are also within close proximity. Other occupants in the immediate vicinity include Warburtons Bakery, The Original Factory Shop, Veka and AMS Neve Limited.

## DESCRIPTION

The property comprises an end parade, purpose built office of brick construction beneath a pitched tiled roof. The property has its accommodation arranged over two floors comprising to the ground floor a vestibule leading to an open plan office, private office, board room, refurbished modern kitchen, together with male and female WC facilities. The first floor provides a larger open plan office together with a private office and comms room.

The offices have the benefit of gas fired central heating, dual air conditioning/heating, Cat 5 trunking and an intercom and alarm system.

## ACCOMMODATION

Ground Floor	63.62 sq.m	(684.75 sq.ft)
First floor	53.22 sq.m	(572.89 sq.ft)

**GIA**                    **116.84 sq.m (1,257.64 sq.ft)**

## SERVICES

The property has the benefit of all mains services.

## SERVICES RESPONSIBILITY

It is the prospective purchaser's /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.

## PLANNING

It is the prospective purchaser's/tenant'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 the property has a Rateable Value of £6,600 per annum (2018/19). Small Business Rates Relief may be available and all enquiries should be directed to Burnley Borough Council on 01282 425011.

## RENT

£15,000 per annum (Fifteen thousand pounds)

## PRICE

£150,000 (One hundred and fifty thousand pounds)

## TERMS

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

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT is applicable.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
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