



SUBSTANTIAL HIGH BAY WAREHOUSE WITH OFFICE/CANTEEN FACILITIES

FOR SALE /TO LET

Unit 1 Widow Hill Court
Heasandford Industrial Estate
Burnley
Lancashire
BB10 2TT

Size: 1,517 sq.m (16,332 sq.ft)

- Extensively refurbished within the last twelve months including complete redecoration, roof overhaul and general upgrading of all facilities
- Secure location accessed via a security lodge
- Occupants in the immediate vicinity include Aircelle and Boohoo
- Access on to the M65 is approx. 2 miles distance

LOCATION

The property is situated on Heasandford Industrial Estate which is located just off Eastern Avenue within one mile of Burnley town centre.

The property enjoys good access on to the national motorway network with junction 10 of the M65 lying approximately 2 miles west of the property.

DESCRIPTION

The property comprises of a self-contained warehouse/manufacturing facility that is of steel portal frame construction with brickwork and blockwork walls under a built up casilated roof.

The property was formerly part of the Michelin factory that was constructed in approximately 1970.

To the front there is a single storey office building of brick construction under a felted flat roof.

The building includes a high bay production/warehouse facility with an eaves height of approximately 28 feet.

The offices include private offices, canteen kitchen and WC facilities.

There is car parking and loading to the front of the property.

ACCOMMODATION

Offices

Reception, private offices, kitchen canteen
WC's 167.22 sq.m (1800 sq.ft)

Production/Warehouse 1350.02 sq.m (14,532 sq.ft)

GIA 1517.24 sq.m (16,332 sq.ft)

SERVICES

The property has the benefit of all mains services. There is gas space heating to the factory and independent heating to the offices.

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

To be assessed

TENURE

The property is understood to be Leasehold for the residue of a term of 999 years subject to a Peppercorn ground rent.

RENT

On application

PRICE

On application

TERMS

The premises are 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

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

VIEWING

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