

INDUSTRIAL

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

PRELIMINARY DETAILS

FOR SALE / TO LET

HIGH QUALITY BUSINESS / WORKSHOP UNITS

FROM 200 SQ.M. 2,153 SQ.FT.

CLOSE TO JUNCTIONS 9 & 10, M65

A Development By Barnfield Construction



ADVANCE POINT
ROSSENDALE ROAD
BURNLEY
BB11 5BZ

LOCATION

Location Situated on Rossendale Road approximately two miles from both Junctions 9 & 10 of the M65.

The development site is located adjacent to the popular Rossendale Road Industrial Estate where occupiers include Veka and Warburtons.

DESCRIPTION

Advance Point will comprise various high quality workshop / warehouse units providing sizes from 2,153 sq.ft. upwards.

The units will be built to a shell finish ready for occupiers fit out with concrete floor minimum eaves height of approximately 6m. Each unit will have its own roller shutter access together with separate personnel entrance.

ACCOMMODATION

Units from 200 sq.m. (2,153 sq.ft.)

SERVICES

Each unit will have the benefit of all mains services including three phase electric.

SERVICES RESPONSIBILITY

It is the prospective purchaser's/tenant's responsibility to verify that all appliances, services and systems are in working order, 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.

RATING

Units will require assessment upon occupation.

LEASE TERMS

Units are available by way of either a 999 year long leasehold interest at a peppercorn rental or occupational full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

PRICES / RENTS

Upon request.

VAT

VAT is applicable.

SERVICE CHARGE

A service charge will be levied on all occupiers within the development to cover the costs of the management and maintenance of the common external areas.

ENERGY PERFORMANCE CERTIFICATE

An EPC certificate will be provided upon practical completion.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

FURTHER INFORMATION

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

