

**REDUCED**



## WAREHOUSE UNIT WITH OFFICES IN PRIME LOCATION

### FOR SALE / TO LET

Unit 5 & 12 Caroline Court  
Billington Road  
Burnley  
BB11 5UB

Size: 486.4 sq.m (5236.04 sq.ft)

- Situated on established business park.
- Extensive offices over two floors.
- Warehouse area with two roller door access points.
- Within 1 mile of junction 9 and 10 of the M65.

## LOCATION

The property is situated on the Billington Road industrial estate which lies two miles to the south of Burnley town centre and approximately one mile from junctions 9 and 10 of the M65 motorway.

The unit is best approached by proceeding along Rossendale Road (A646) from its junction with Accrington Road (A691) turning right onto Billington Road adjacent to Veka and then left at the junction with Dominion Court.

## DESCRIPTION

A mid parade industrial unit of steel portal frame construction with block internal walls. Externally the walls and roof have been cladded with corrugated steel. To the front of the property the unit can be accessed by a roller shutter door together with a separate personnel access door, this leads directly into the warehouse which has the benefit of excellent loading along with an eaves height of 26.5 ft. At the back of the warehouse there is an open plan office, kitchen and separate male and female WC's. To the rear there is a separate entrance with a fully glazed aluminium display and roller shutter door, this opens out into a reception area with private offices and storerooms. The mezzanine can also be accessed from the rear which provides addition office space and a server room.

## ACCOMMODATION

### Ground floor

Warehouse	12.7 sq.m	(1,214.0 sq.ft)
Reception	31.1 sq.m	(334.8 sq.ft)
Offices	94.6 sq.m	(1,018.7 sq.ft)
Solar panel room	10.6 sq.m	(114.4 sq.ft)
Kitchen	7.8 sq.m	(116.4 sq.ft)
WC's		

### Mezzanine

6 offices	168.0 sq.m	(1,809.1 sq.ft)
Server room	7.1 sq.m	(76.5 sq.ft)

**Total GIA 486.4 sq.m (5236.4 sq.ft)**

## SERVICES

The property has the benefit of all mains services including Biomass heating, three phase electricity, CAT-5 wiring and solar panels.

## 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 property has a Rateable Value of £18,300 per annum (2018/19).

## PRICE

£255,000 (Two hundred and fifty five thousand pounds).

## RENT

£20,000 per annum (Twenty thousand pounds).

## TENURE

The property is held on two long leasehold titles.  
Unit 5 – 500 years from 2007 at £500 per annum  
Unit 12 – 150 years from 2007 at £520 per annum

## 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

Petty Chartered Surveyors  
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