

# TO LET

High Quality Industrial and Warehouse Unit  
3,128 Sq Ft



## UNIT 2 ADVANCE POINT, ROSSENDALE ROAD, BURNLEY, LANCASHIRE, BB11 5FQ

- Prominently located, high quality workshop/industrial unit
- Easy access to junctions 9 & 10 of the M65 motorway
- Rental £31,280 per annum
- Available for immediate occupation



## UNIT 2 ADVANCE POINT, ROSSENDALE ROAD, BURNLEY, LANCASHIRE, BB11 5FQ

### Location

Advance point is situated on Rossendale Road (A646) connecting to junction 9 of the M65 motorway, approximately 2 miles from the development.

Burnley town centre is also approximately 2 miles to the North.

This is an established industrial area with occupiers in the vicinity including VEKA, Dorik FPD and Limitless Digital.

### Description

The property comprises a brand new industrial unit extending to 3,128 sq.ft.

It is built on a steel frame with feature glazing to the front together with insulated steel profile walls and to the roof incorporating clear panels.

The unit is to be let by way of a shell but benefits from a large roller shutter door, solid concrete floor and a minimum eaves height of 15 feet, rising to 19 feet.

Externally there is a large communal yard.

### Accommodation

The following unit is available:

Unit 2 58'7" x 53'4" - 3,128 sq. ft

### Lease Terms

Minimum 3 year leases are sought on FRI terms.

The rent is to be paid quarterly in advance and will be exclusive of the costs of occupation which include business and water rates, electricity and gas.

All figures are subject to VAT at the prevailing rate and any service charge costs will be paid by the tenant. It is expected that the service charge will be in the region of £0.22 p per sq.ft

Further details are available on request.

### Rating

The property has a Rateable Value of £12,750 with rates [payable expected to be in the region of £1,600

### Legal Costs

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

### VAT

VAT is applicable to the figures quoted in these particulars

### Services

It is understood that all mains services are available to the property.

### EPC

An EPC is available on request

### Planning

Industrial and warehouse uses will be allowed

### Availability

The unit is available for immediate occupation

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Additional Information

#### Rent

£31,280 Per Annum

#### Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

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