

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Good sized warehouse/workshop unit close to the M65 motorway
 - Refurbished and redecorated internally being ready for immediate occupation
 - Ideal size extending to 1,241 sq ft (115 sq m)
- Good sized internal office and internal eaves height in the warehouse of 7m
 - Suitable for various uses with excellent loading
 - Free business rates for eligible tenants

NO CAR USES ALLOWED



**Unit 13 Caroline Court
Billington Road
Burnley
BB11 5UB**

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LOCATION

The property is located on Caroline Court which is located towards the front of Billington Road Industrial Estate close to Warburton's and VEKA.

Billington Road Industrial Estate is accessed from Rossendale Road and is within half a mile of both junctions 9 & 10 of the M65 motorway.

DESCRIPTION

A mid parade industrial/warehouse unit located on an established estate close to the motorway network.

The unit has a maximum eaves height of 7m and offers fully open plan warehouse accommodation together with a good sized office and W.C. facilities.

The property is accessed by both a personnel door and a roller shutter door with on-site car parking directly in front of the building.

Caroline Court is a popular and established estate with a mix of local businesses and the warehouse is available for immediate occupation.

The property has been decorated internally with newly painted floors and is ideal for various applications. Please note however that no car businesses will be considered for this property.

ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	14.6m x 7.9m	1,241.1	115.3

TERMS

The property is available by way of a new lease for a term to be agreed at a rent of £699 per calendar month + VAT.

VAT

We have been verbally informed the rent in relation to this property is subject to VAT at the prevailing rate.

SERVICE CHARGE

We understand there is a service charge in relation to this estate for landscaping etc. the cost of which will be the tenants responsibility

BUSINESS RATES

We have been verbally informed that the rateable value for the property is £4,750.

The prospective tenant is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

OUTGOINGS

In addition to the rent and any Business Rates liability the tenants are to be responsible for the service charge which is current £411 per annum, buildings insurance (to be recharged by the Landlord) and all services connected to the property.

SERVICES

We understand the property has the benefit of mains drainage, water and three phase electricity.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purposes being adequate for their needs.

LEGAL COSTS

The landlords prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred unless the tenants wish to seek advice or representation.

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local authority.

VIEWING

For further information or to arrange a viewing please Contact:
Whiteacres
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

BUSINESS RATES BREAKDOWN

Unit 13 Caroline Court, Billington Road, Burnley, Lancs,
BB11 5UB

Current valuation	Other valuations	Similar properties
Description	Warehouse and premises	Valuation scheme reference 352571
Local authority	BURNLEY	Special category code 096G
Local authority reference	N9570001330	Effective date 1 April 2017
Base rate	£41.75 per m²/unit	
Transitional Relief certificate issued	No ?	

The rateable value is rounded down to

£4,750

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Parts of the property

Floor	Description	Area m²/unit	Price per m²/unit	Value
Ground	Warehouse	108.34	£40.71	£4,411
Ground	Office	5.42	£48.85	£265
		113.76		£4,676

Car parks

Spaces	Area	Value
2	0	£120

Total value: £4,796