



## WAREHOUSE/WORKSHOP UNIT WITH EXCELLENT MOTORWAY ACCESS

### TO LET

Unit 24 Smallshaw Industrial Estate  
Phoenix Way  
Burnley  
Lancashire  
BB11 5SX

Size: 192.14 sq.m (2,068.13 sq.ft)

- Open plan light industrial unit suitable for warehouse/workshop uses
- Established Business Park within ½ mile of Junction 10 of the M65
- Ample yard providing good loading facilities
- Secure premises with on site monitored CCTV

## LOCATION

The property is located on Smallshaw Industrial Estate which is accessed from Phoenix Way, just off Accrington Road (A679). The property is conveniently located within a short distance from both junctions 9 and 10 of the M65 motorway.

## DESCRIPTION

A single storey light industrial unit comprising an open plan warehouse together with an office, kitchenette and WC facilities. The unit has recently been fully decorated and is available for immediate occupation.

The property has the benefit of roller shutter access and an allocated car park directly to the front of the property.

Smallshaw Industrial Estate is a secure site which has the benefit of a brand new CCTV system with 24 hour reactive monitoring.

## ACCOMMODATION

Warehouse/workshop

Office/kitchenette

WC 192.14 sq.m (2,068.13 sq.ft)

## SERVICES

The property has the benefit of mains water and three phase electricity.

## SERVICES RESPONSIBILITY

It is the prospective Tenants' 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 Tenants' 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 the property has a Rateable Value of £7,000 per annum (2018/19). Small Business Rates Relief may be available and further enquiries should be directed to Burnley Borough Council on 01282 425011.

## RENT

£725 per calendar month plus VAT.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

A Service Charge of £65 pcm plus VAT will be levied to cover the cost of landscaping, grass cutting and maintenance of the Estate road.

## BUILDINGS INSURANCE

The Buildings Insurance will be recharged to the Tenant on a monthly basis at £35 pcm plus VAT.

## LEGAL COSTS

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

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT will be charged at the prevailing rate on the rent, service charge and Buildings Insurance.

## VIEWING

Petty Chartered Surveyors

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