



## INDUSTRIAL UNIT WITH OFFICES

### FOR SALE (May Let)

Unit 3 Caroline Court  
Billington Road  
Burnley  
Lancashire  
BB11 5UB

Size: 216.19 sq.m (2,327.05 sq.ft)

- Situated on an established Business Park
- Trade counter with warehouse and office facilities
- First floor mezzanine with Boardroom
- Within one mile of Junction 9 and 10 of the M65 motorway network

## LOCATION

The property is situated on the Billington Road Industrial Estate which lies approximately 2 miles to the south of Burnley town centre, within 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 on to 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 corrugated steel cladding to the front elevation and roof. The property comprises a trade counter, two offices, warehouse, a kitchenette and WC facilities to the ground floor. The first floor comprises further mezzanine storage, a Boardroom and an additional office.

The unit has the benefit of roller shutter access together with a separate personnel door. Adjacent parking is available to the front of the property.

## ACCOMMODATION

### Ground Floor

Trade Counter

Warehouse

2 offices

Kitchenette & WC 110.24 sq.m (1,186.62 sq.ft)

### First Floor

Mezzanine

Storage

Boardroom

Office 105.95 sq.m (1,140.44 sq.ft)

**GIA 216.19 sq.m (2,327.05 sq.ft)**

## SERVICES

The property has the benefit of mains electricity and water.

## SERVICES RESPONSIBILITY

It is the prospective Purchaser's/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

The Purchaser/Tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Burnley Borough Council's Planning Department on 01282 425011.

## BUSINESS RATES

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £6,400 per annum (2018/19). The prospective Purchaser may benefit from Small Business Rates Relief and should contact Burnley Borough Council on 01282 425011 to confirm.

## PRICE

£100,000 (One hundred thousand pounds).

## RENT

On application

## 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 are exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

Petty Chartered Surveyors

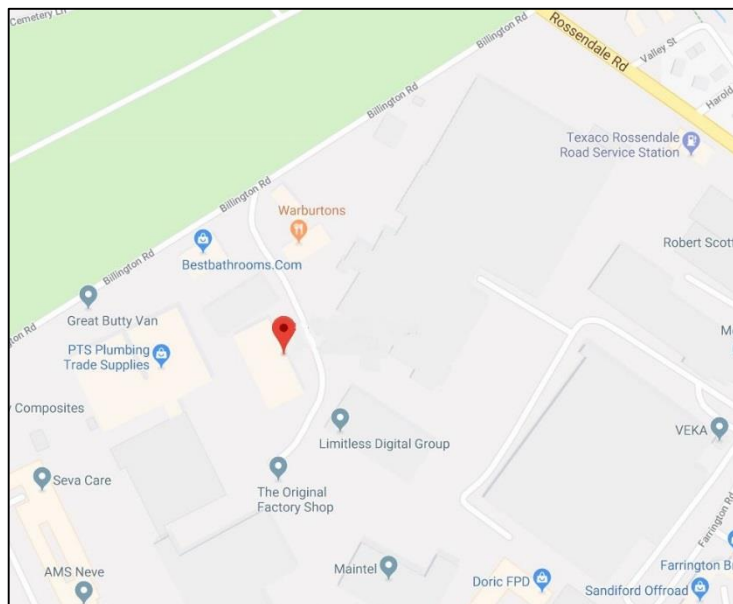
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Burnley, BB11 1HH

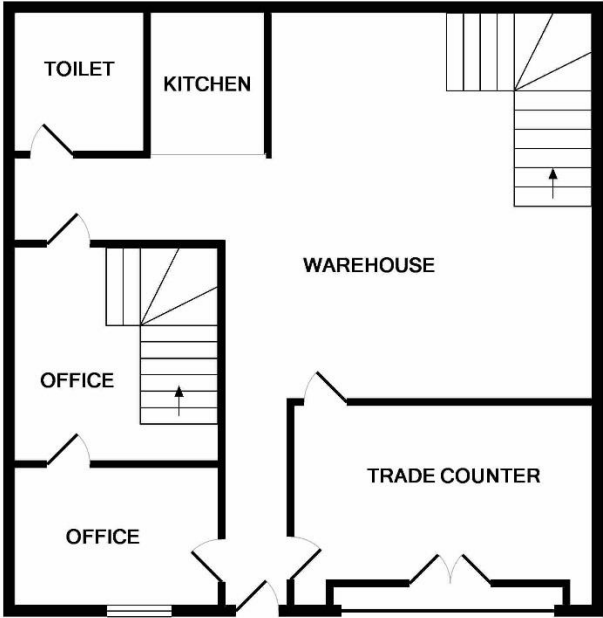
Tel. 01282 456677

commercial@petty.co.uk

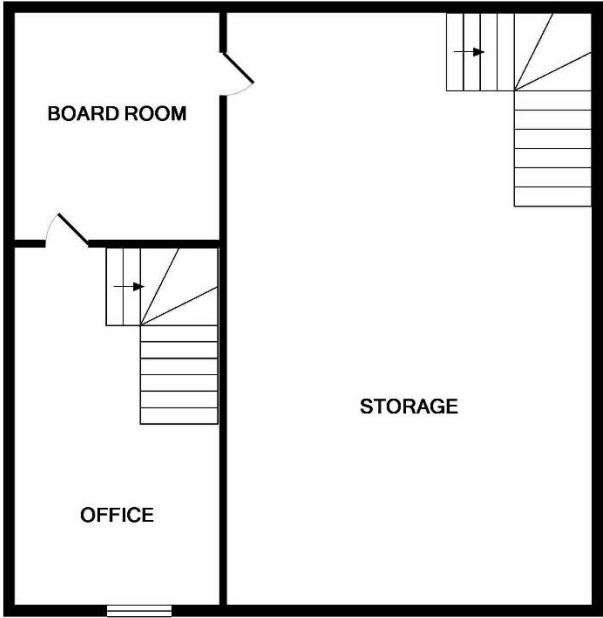
www.pettycommercial.co.uk



## FLOOR PLANS



GROUND FLOOR



MEZZANINE

TOTAL APPROX. FLOOR AREA 216.2 SQ.M. (2327 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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