



PURPOSE BUILT HIGH BAY WAREHOUSE

FOR SALE

Duke Mill
Martin Street
Burnley
Lancashire
BB10 1SH

Size: 9,079.34 sq.m (43,910 sq.ft)

- Fully sprinkled and gas heating.
- Drive in loading and dock level loading facility.
- Reception, office and kitchen facilities.
- Approximately two miles from Junction 10 of the M65 motorway network.

LOCATION

The property is situated approximately ½ mile east of Burnley on Colne Road (A682). The premises are also within 2 miles from Junction 10 of the M65.

DESCRIPTION

The property comprises of a modern purpose built high bay steel portal warehouse with loading bays. The property is finished part in natural stone together with profile cladding above and to the walls and roof.

Internally the warehouse is open plan with the exception of a reception, office, WC and kitchen facilities.

Loading is via both tailgate and drive in access from a private yard.

ACCOMMODATION

Gross internal floor area
9,079.34 sq.m 43,910 sq.ft

SERVICES

It is understood that all mains services are connected and drainage to public sewers. The warehouse is heated by independent gas heaters and there is separate wet heating systems to the offices. The accommodation is also sprinkled and the tanks are in a separate building opposite.

SERVICES RESPONSIBILITY

It is the prospective Purchaser'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 responsibility to verify that their intended use is acceptable to the local planning authority, Burnley Borough Council on 01282 425011

BUSINESS RATES

To be assessed.

PRICE

£1,750,000 (one million seven hundred and fifty thousand pounds).

TITLE

Freehold (to be confirmed)

LEGAL COSTS

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

EPC

An Energy Performance Certificate is available upon request.

VAT

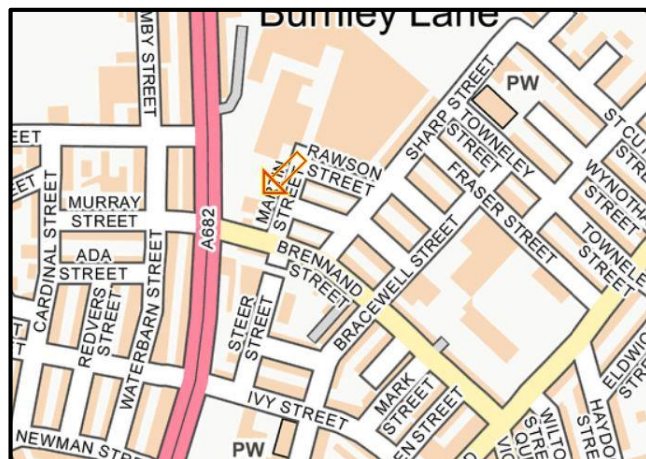
All prices quoted are exclusive of but may be subject to VAT at the prevailing rate.

VIEWING

Strictly by appointment.

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH
Or Joint Agent Michael Cavanagh at Trevor Dawson.

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Sprinkler House

