



## A MIXTURE OF NORTH LIGHT AND HIGH BAY WAREHOUSE/MANUFACTURING ACCOMMODATION

### TO LET

Britannia Business Park  
Windermere Avenue  
Burnley  
BB10 2AF

Size: 1,500, 2,500, 21,500, 23,500 sq.ft

- Strategic location
- Flexible terms
- Short terms lets considered
- Secure site with CCTV
- Excellent accessibility

## LOCATION

Britannia Business Park is located on Windermere Avenue just off Colne Road (A682) and is ideally suited for both Burnley with its amenities and the regional motorway network access on to the M65 at junction 3 approximately 1.5 miles from the premises.

## DESCRIPTION

A substantial mill/manufacturing complex that has been split into a variety of units. Currently available is:

Unit 1 – a high bay warehouse with two roller shutter door access points, office, canteen and WC facilities. Eaves Height 30ft (9.1m).

Unit 2 – a north light facility ideal for manufacturing or storage with office and WC facilities. This unit could be combined with unit 1.

Unit 5 – an ideal manufacturing unit situated to the rear of the site.

Unit 6 – workshop with roller shutter door access. Car parking is available within the development.

## ACCOMMODATION

Unit 1 –	2183.2 sq.m	(23,500 sq.ft)
Unit 2 –	1991.4 sq.m	(21,500 sq.ft)
Unit 5 –	232.3 sq.m	(2,500 sq.ft)
Unit 6 -	139.4 sq.m	(1,500 sq.ft)

## SERVICES

We are advised that all mains services are connected to the property.

## SERVICES RESPONSIBILITY

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

## BUSINESS RATES

To be separately assessed. The smaller units are likely to attract Small Business Rate relief.

## RENT

From £2.50 per sq.ft for the larger units

## TERMS

The premises are available on flexible lease terms with the tenant to occupy on an effective full repairing and insuring basis and to be responsible for the usual occupiers costs attributed to each unit to include Business Rates where applicable, water, electricity and gas.

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

## VIEWING

Petty Chartered Surveyors  
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