

TO LET



Modern mid-parade warehouse unit extending to 913 sq ft

Unit 6, Forbes Court, Billington Road, Burnley, Lancashire, BB11 5UB

- ❁ Modern portal frame warehouse unit on popular and established business park
- ❁ Well positioned site close to both junctions 9 & 10 of the M65 motorway
- ❁ Open plan warehouse space with a small office and W/C facilities
- ❁ Popular and established business park close to Warburtons, The Original Factory Shop and Veka
- ❁ Available for occupation from the 1st July 2026
- ❁ No VAT and free business rates for eligible tenants.
- ❁ Ideal for contractors, storage uses or engineering
- ❁ Three phase electricity and LED lighting.

Interested in this property? Call 01282 428486 or email info@whiteacres-property.co.uk

Location

The property is located on Forbes Court close to both junctions 9 & 10 of the M65 motorway network.

Forbes Court is a popular Business Park which is also home to Warburton's, AMS Neve and Sherry Textiles.

The property is located towards the bottom of the industrial estate and is within a 30 minute drive of Preston, Manchester and Skipton.

Description

A modern mid-parade warehouse unit located on a popular and established business park.

The property offers insulated open plan warehouse space being ideal for storage purposes, or light engineering.

The building has good natural light, three phase electricity, roller shutter door, a personnel entrance, and a small private office and W/C facilities.

The property is available from the 1st July 2026 and benefits from free business rates for eligible tenants.

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		913	84.82

Rent

£795 per calendar month

Vat

We have been verbally informed that VAT is not payable on the rent.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £6,100 per annum

The prospective tenant must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are responsible for all services connected to the property including water rates. The cost of the building insurance which is £336.06 per annum will be recharged to the tenants on a pro rata basis.

Services

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

Service Responsibility

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

Legal Costs

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

Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

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