

TO LET



Three self-contained manufacturing units on established business park

Unit 11, 11A & 11B Rossendale Road Industrial Estate, Farrington Road, Burnley, BB11 5SW

- ✿ Three manufacturing units with accommodation from 4,992 sq ft to 26,964sq ft
- ✿ Established business park close to junctions 9&10 of the M65 motorway
- ✿ Previously occupied by Pipeline Induction Heat
- ✿ Substantial power supply, well equipped offices, modern kitchens and bathrooms
- ✿ Mix of manufacturing space and high quality offices
- ✿ Gated yard providing loading and car parking
- ✿ Positioned close to Veka, Warburtons and The Original Factory Shop
- ✿ Available in January 2026
- ✿ Two cranes (7.5 tonnes and 20 tonne loading)

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

Location

The properties are located on Rossendale Road Industrial Estate close to the end of Farrington Road.

The industrial units are positioned close to Doric FPD, The Original Factory Shop and VEKA.

The complex is located within a short drive of both junctions 9 & 10 of the M65 motorway network.

Description

Three self-contained manufacturing properties positioned at the end of Farrington Road on the ever popular Rossendale Road Industrial Estate.

The three units have been occupied by Pipeline Induction Heat for many years and will be available in January 2026.

The principle unit (unit 11) offers high bay manufacturing space with a bank of offices positioned at the rear of the site.

The second unit (unit 11A) offers open plan manufacturing space again with high quality first floor offices, kitchen and toilets.

The third unit (unit 11B) comprises of further manufacturing space together with meeting rooms, staff kitchen and a mezzanine floor.

The units are all of portal frame construction and have their own high bay lighting, three phase electricity supply and electric loading doors.

The properties are available independently or as a whole with accommodation from 4,992 sq ft to 26,964 sq ft

Accommodation

The properties have been measured on a gross internal basis including toilets, corridors and stairwells and extend to the following approximate floor areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 11			
Warehouse	54.3m x 16.1m	9,410.2	874.2
Office (GF)	15.9m x 6m	1,026.8	95.4
Office (FF)	15.9m x 6m	1,026.8	95.4
Unit 11 Total		11,463.8	1,065
Unit 11A			
Warehouse	24.6m x 13.5m	3,574.7	332.1
Office (FF)	13.3m x 9.9m	1,417.2	131.7
Unit 11A Total		4,991.9	463.8
Unit 11B			
Warehouse (including office and canteen)	54m x 13.5m	9,718.1	902.8
Office (FF)		862.8	80.1
Unit 11B Total		10,580.9	982.9
GIA		26,964.6	2,511.7

Terms

The units are available as a whole or independently. The quoting rent for all three units combined is £5 per sq ft plus VAT. Consideration will be given to renting the units independently further details of which are available on request.

Business Rates

The business rates will need to be reassessed, however further details of the previous valuations are available on request.

Interested parties should contact Burnley Borough Council on 01282 425011 for further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property, the buildings insurance which will be recharged by the landlords and any estate service charges.

Services

The units have 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 safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

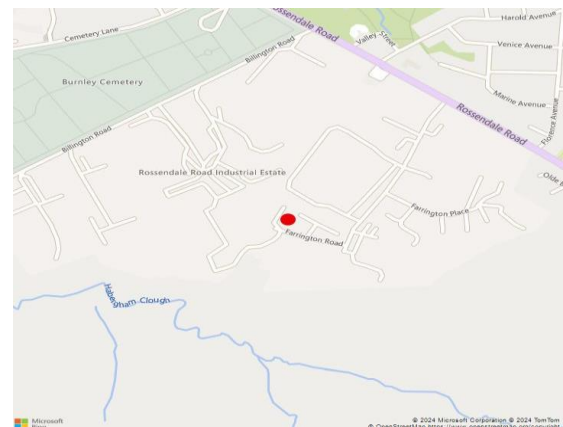
Each party is to be responsible for their own legal costs.

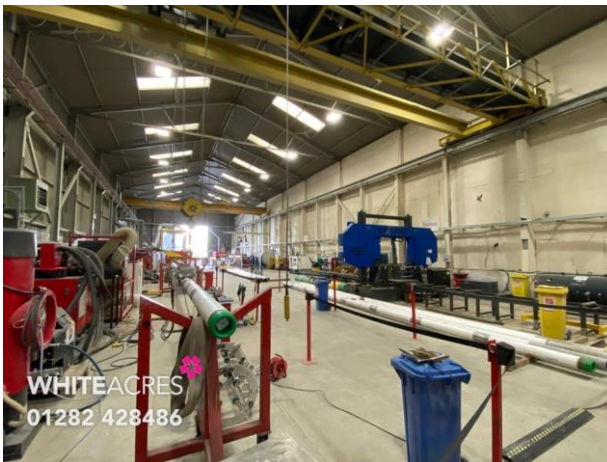
Viewings

Please contact the agents:

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG

01200 428486
info@whiteacres-property.co.uk

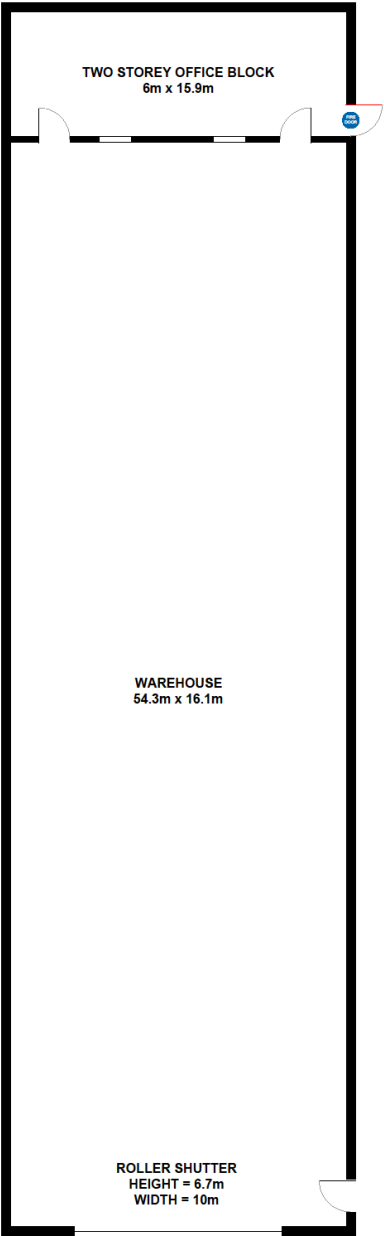






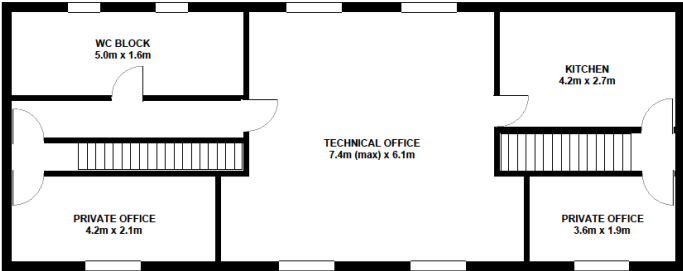
UNIT 11 FARRINGTON ROAD

WAREHOUSE UNIT WITH OFFICE SPACE
(approx 1065.03 sq meters, 11,463.9 sq ft)

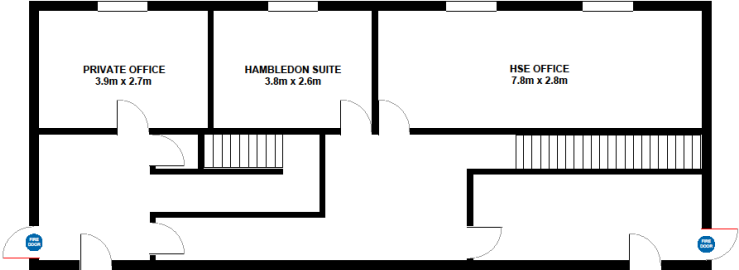


TWO STOREY OFFICE BLOCK

FIRST FLOOR OFFICES



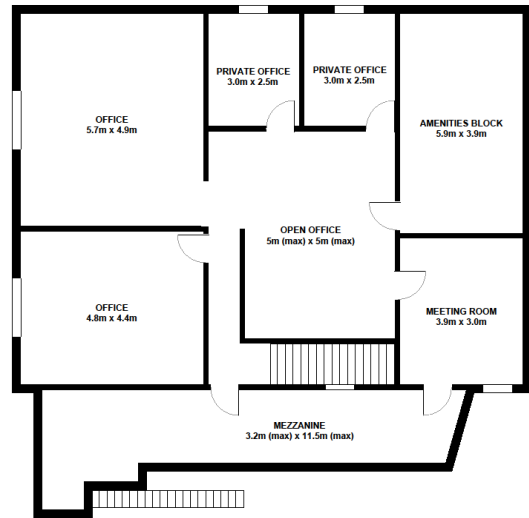
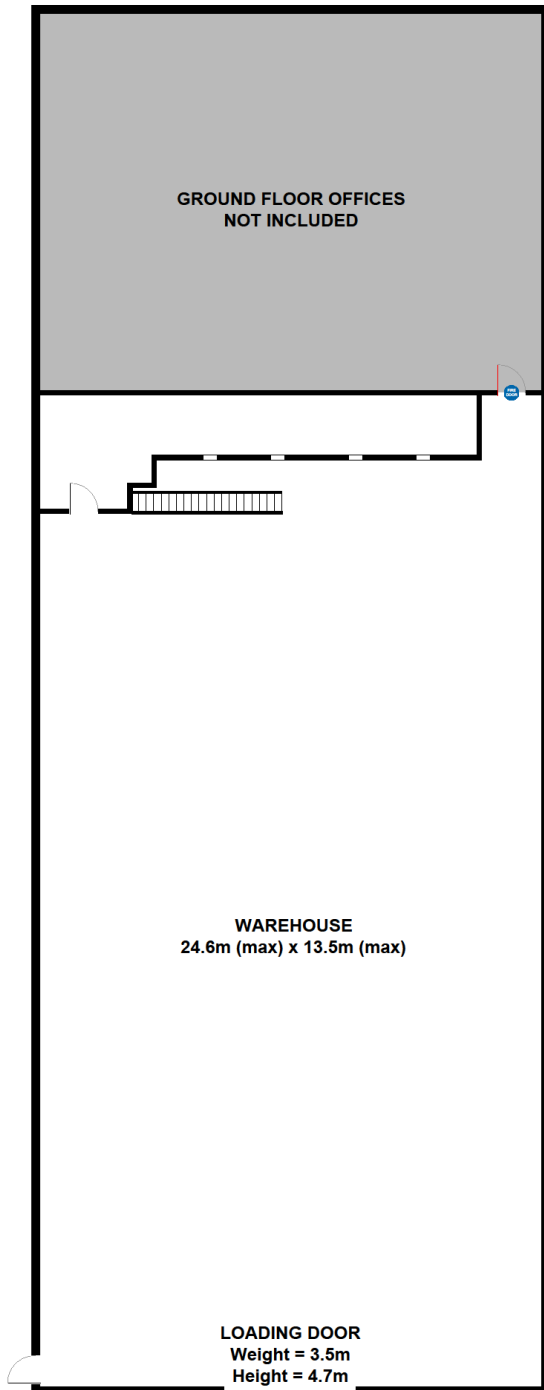
GROUND FLOOR OFFICES



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

UNIT 11A FARRINGTON ROAD

WAREHOUSE UNIT WITH OFFICE SPACE
(approx 463.8 sq meters, 4992 sq ft)



FIRST FLOOR OFFICES

FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE

UNIT 11B FARRINGTON ROAD

WAREHOUSE UNIT WITH MEZZANINE
(approx 902.83 sq meters, 9718.06 sq ft)

