

TO LET



Modern portal frame warehouse extending to approximately 4,900 sq ft

Unit 15 Shuttleworth Mead Business Park , Mead Way, Padiham, Burnley, BB12 7NG

- ✿ A modern portal frame warehouse on premier Lancashire Business Park
- ✿ Substantial yard/compound to both the rear and the front of the site providing further external storage accommodation
- ✿ Other occupiers on the estate including Sanotise Ltd, Bowland IT and Graham & Brown
- ✿ Close to junction 8 of the M65 motorway
- ✿ Open plan unit with glazed frontage, roller shutter door and excellent natural light
- ✿ Three phase electricity
- ✿ Private car parking for up to 30 vehicles
- ✿ Substantial site with competitive rental

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

Location

The property is located on the extremely popular Shuttleworth Mead Business Park which is home to various companies including Sanotise Ltd, Bowland IT and Graham & Brown.

The industrial unit is located on Mead Way next to the power station towards the end of the industrial estate.

Shuttleworth Mead is extremely well positioned being close to the A56 bypass which connects to the M66 & M60 and is also within a short drive of Preston, Burnley, Blackburn and Clitheroe.

Description

A very modern portal frame warehouse located on the popular Shuttleworth Mead Business Park in Padiham.

The building is mainly open plan internally with good natural light, glazed frontage and has a small office with toilets and kitchen facilities.

To the front of the property there is a substantial fully fenced gated yard providing car parking for approximately 30 vehicles.

The site also has a significant fenced compound to the rear of the building providing additional on-site storage for a prospective tenant (please see indicative site plan below).

Accommodation

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
GIA	4,981	462.73

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £52,500 per annum plus VAT.

Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £38,750 per annum.

To confirm these details please contact Burnley Borough Council on 01282 425011.

Outgoings

In addition to the rent and the business rates the incoming tenant is to be responsible for all services including water rates, any estate service charges and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of 3 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

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Email: info@whiteacres-property.co.uk

