

TO LET



Secure gated compound extending to approximately 0.25 acres

Compound To The Rear Of Graham & Brown , Mead Way Shuttleworth Mead Business Park , Padiham, Burnley, BB12 7NG

- ✿ Split level compound on popular and established business park
- ✿ Split level yard ideal for external storage
- ✿ Access to mains power
- ✿ Site extending to approximately 0.25 acres (12,361 sq ft)
- ✿ Site available for immediate occupation at a competitive rent
- ✿ Previously tenanted by Electricity Northwest
- ✿ Gated site with access road
- ✿ Well located close to Graham & Brown, Whatmore Plastics, and Classic Cuisine
- ✿ Positioned within half a mile of junction 8 of the M65 motorway
- ✿ 12 month licence available

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

Location

The yard is located on Shuttleworth Mead Business Park in Padiham close to junction 8 of the M65 motorway.

The site is positioned to the rear of Graham & Brown, and close to Whatmore Plastics, and Fagan & Whalley.

The yard is within close proximity of Altham, Burnley, and Accrington.

Description

An open plan split level yard extending to approximately 12,500 sq ft.

The yard has been occupied by Electricity Northwest for a couple of years and is now available for immediate occupation by way of a 12 month licence agreement.

The gated site has a tarmac road with a split level crush and run hard standing. The boundaries are secured with fencing and the site is available for immediate occupation.

Accommodation

The site has been measured using Google Earth and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
GIA	12,361	1,148.34

Tenure

The yard is available immediately by way of 12 month licence agreement outside the protection of the 1954 landlord and tenant act.

Rent

On application.

Vat

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

Business Rates

Please contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent the tenants will be responsible for any business rates liability, buildings insurance, and all services connected to the site.

Services

We understand the site has access to mains electricity.

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
Burnley
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