

FOR SALE/TO LET



End parade warehouse/workshop unit on established business park

Unit 5 Farrington Road , Rossendale Road Industrial Estate , Burnley, Lancashire, BB11 5SW

- ✿ End parade warehouse extending to 1.742 sq ft
- ✿ Open plan workshop accommodation with an apex height of 5 metres
- ✿ Ideal investment property for a pension fund or owner occupier
- ✿ Portal frame construction with three phase electricity, LED lights, and W/C facilities
- ✿ Popular and established business park close to Veka, Doric FPD, and Warburtons
- ✿ Ideal for warehousing, or light manufacturing
- ✿ Site available from May 2026

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

Location

The property is located on Farrington Road Industrial Estate close to Veka, Doric FPD, and Robert Scott and Sons.

The property is positioned off Rossendale Road close to both junctions 9 & 10 of the M65 motorway.

Description

An end parade warehouse unit located on a popular and established business park.

The property offers open plan accommodation with an eaves height of 4.4 metres, having three phase electricity, LED lights, and WC facilities.

The property has been occupied for by a light manufacturing business for a number of years, and will be available from May 2026.

The property has a large loading door, security grills, and personnel entrance.

Externally there are two demised parking bays to the front of the property included within the title.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	11.9m x 13.6m	1,742	161.83

Purchase price

Offers in the region of £235,000.

Rent

The property is available by way of a new full repairing and insuring lease for a minimum term of three years at a rent of £15,000 per annum.

VAT

Whiteacres have been advised the properties are not elected for VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £11,000 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but 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 to be responsible for any estate service charges, the buildings insurance which will be recharged by the landlords, and all services connected to the property.

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Charge

There is a quarterly service charge for maintenance of the common parts which is £223.06 plus VAT.

Service Responsibility

It is the prospective purchaser's/tenants 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

01282 428486
info@whiteacres-property.co.uk

