

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Detached warehouse in prominent location on popular and established business park
- Originally build by VEKA with two storey fully glazed offices
- Gated concrete yard providing excellent loading and off-road car parking for up to 10 vehicles
- Excellent location close to both junctions 9 & 10 of the M65 motorway
- High profile detached building extending to 6,000 sq ft (558 sq m)

AVAILABLE IMMEDIATELY



**Unit D Farrington Road
Rossendale Road Industrial Estate
Burnley
BB11 5SW**

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LOCATION

The property is located on the ever popular Rossendale Road Business Park being approximately one mile from both junctions 9 & 10 of the M65 motorway.

The building is positioned on Farrington Road directly opposite VEKA with other businesses in the immediate vicinity including Warburtons, The Original Factory Shop, Pipeline Induction Heat and Robert Scott & Sons.

DESCRIPTION

A detached warehouse unit of steel portal frame construction with two storey fully glazed offices.

The property comprises of an open plan warehouse with concrete floors and a maximum internal apex height of 6.8m. The warehouse has excellent natural light, electric roller shutter door, gas space heating, a small warehouse office and both male & female toilet facilities.

To the front of the building there is a feature two storey glazed office block comprising of a canteen, three private offices, a laboratory, staff toilet and an entrance reception (see attached floorplan).

Externally there is a gated fenced yard laid in tarmac for approximately 10 vehicles together with a concrete loading area for heavy goods vehicles.

ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
First floor			
Warehouse including office and male & female toilets	23.5m x 19.7m	4,983.7	463.0
Canteen	2.5m x 4.2m	113.0	10.5
Office one	3.8m x 4.4m	179.8	16.7
Office two	4.6m x 4.4m	217.4	20.2
First floor			
Laboratory	6.5m x 4.5m	315.4	29.3
Private office	2.6m x 4.5m	125.9	11.7
Staff toilet	2m x 2.5m	53.8	5.0
Store cupboard	0.7m x 2.5m	19.4	1.8
GIA		6,008.4	558.2

TERMS

The property is available by way of a new full repairing and insuring lease at a rent of £45,000 per annum.

VAT

To be confirmed.

BUSINESS RATES

We have been verbally informed that the rateable value for the property is £33,500 and based on the 2026/27 multiplier of 0.491 the annual payable amount is £17,018.

A prospective occupier must verify this information and should contact Burnley Borough Council on 01282 425011 to confirm the exact payable amount.

SERVICES

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

SERVICES RESPONSIBILITY

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

OUTGOINGS

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

PLANNING

It is the tenant/purchaser's responsibility to verify that the intended use is acceptable to the Local Planning Authority.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate has been attached below.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

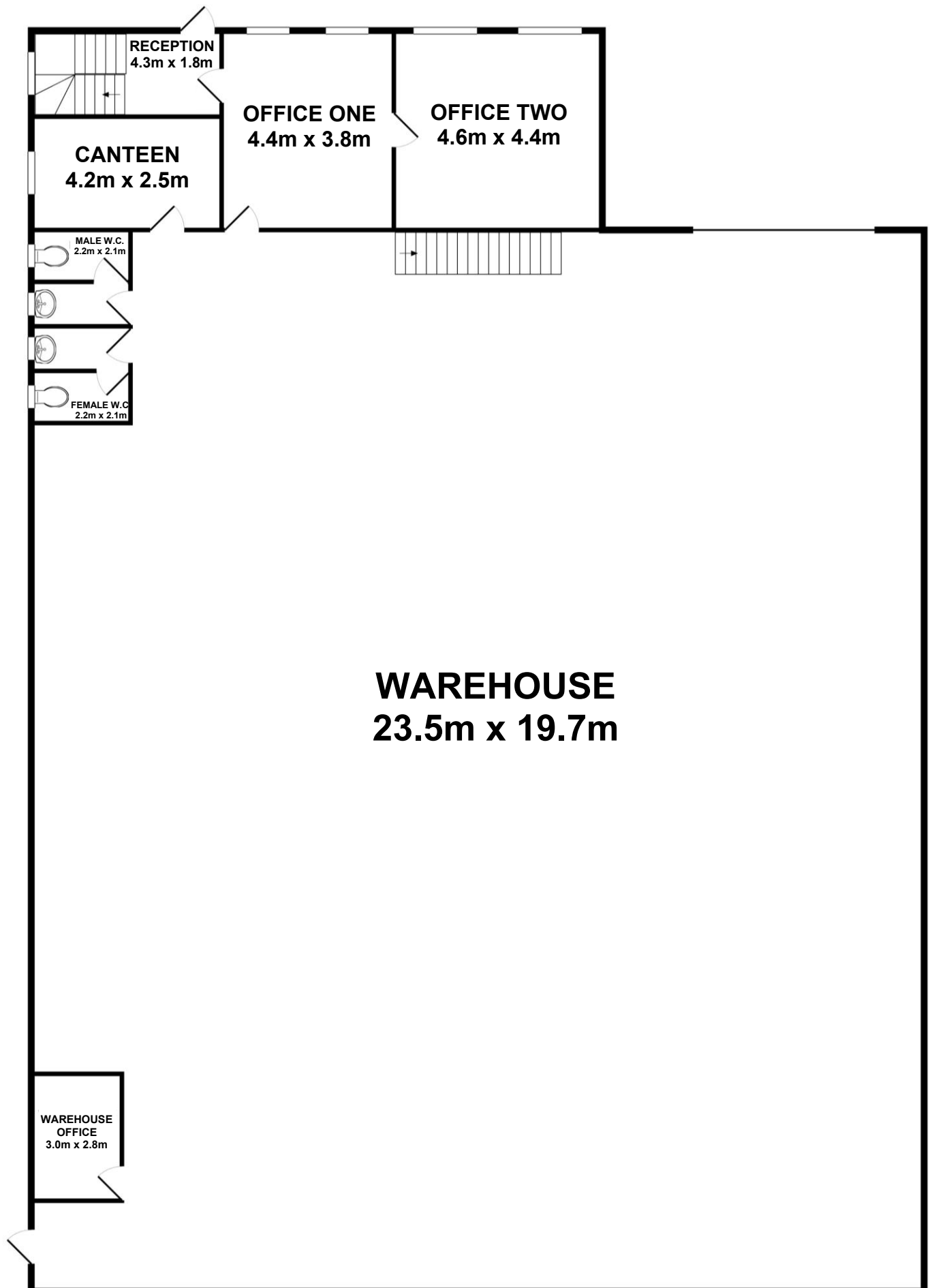
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GROUND FLOOR

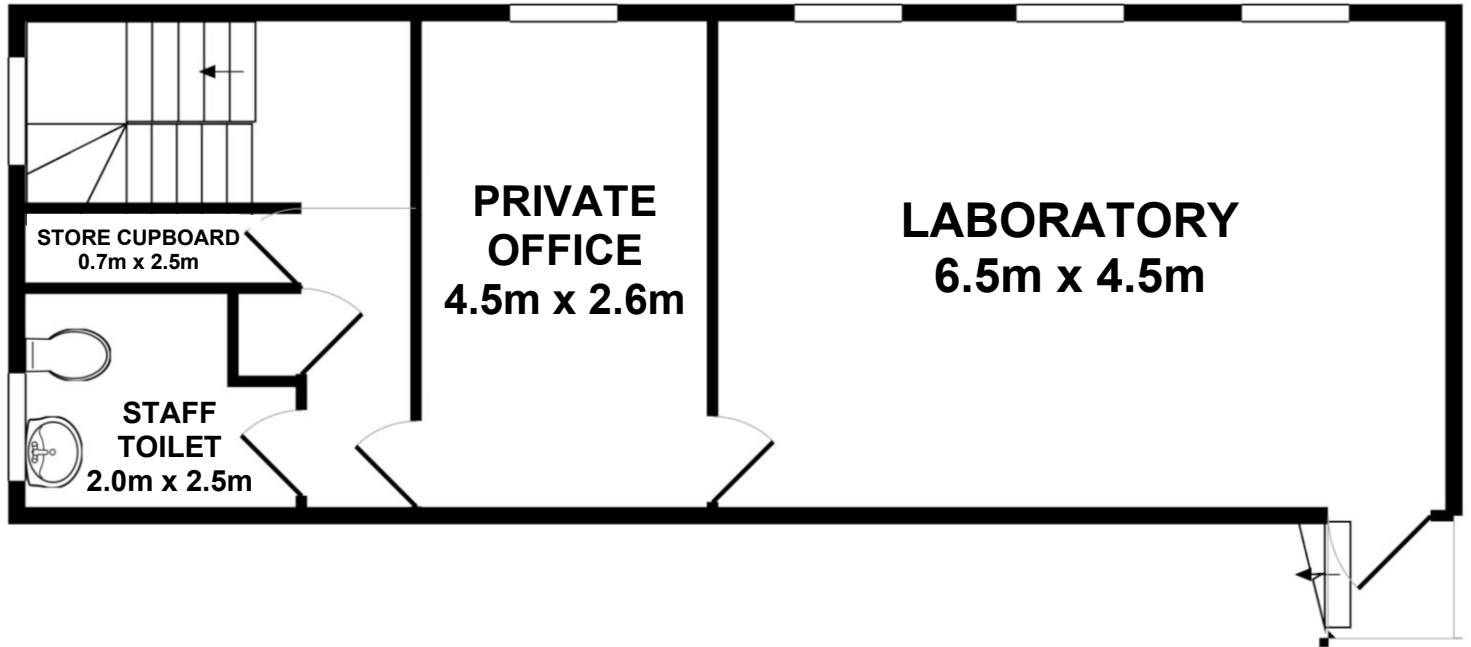


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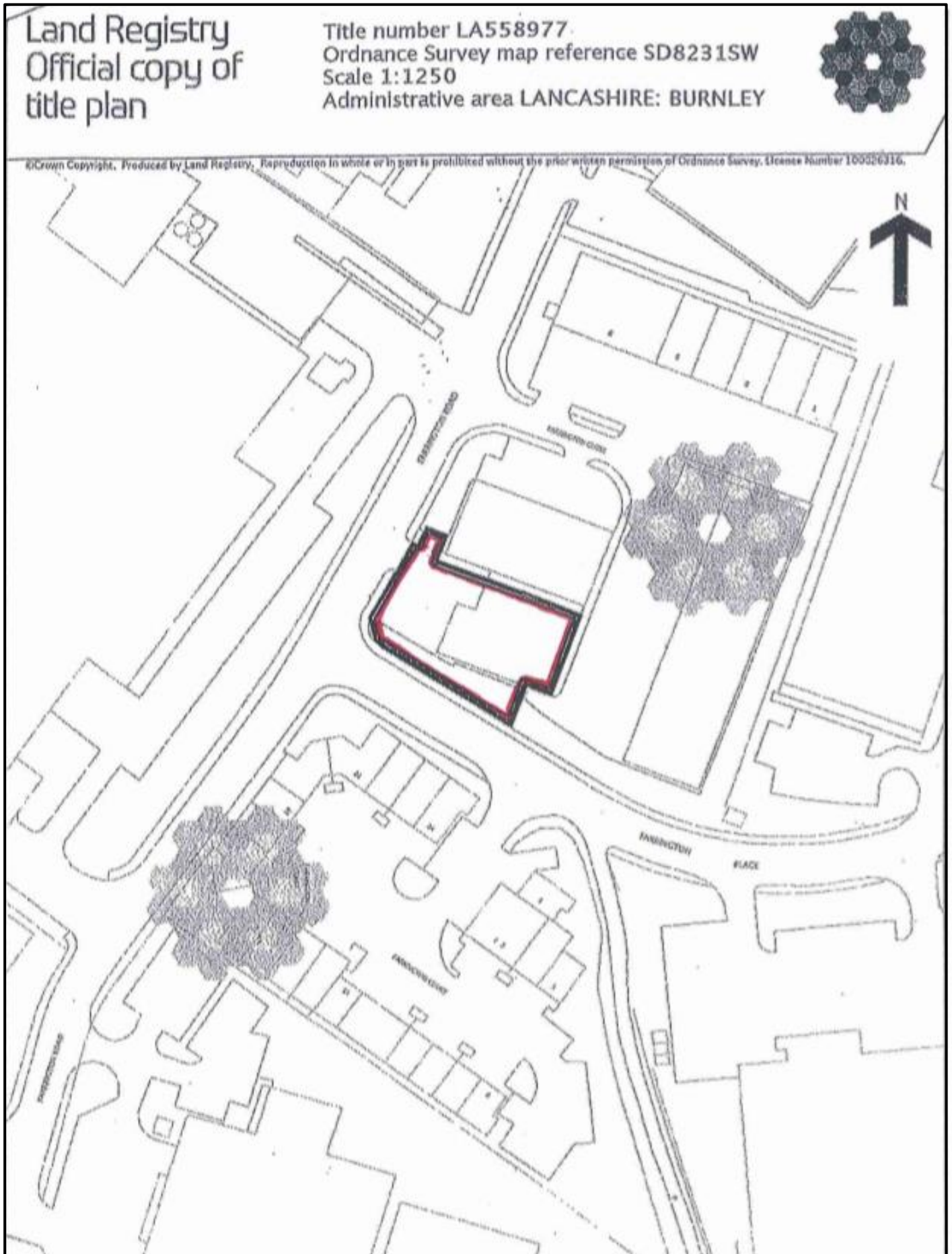


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FIRST FLOOR



TITLE PLAN



THE TITLE PLAN PROVIDED IS FOR IDENTIFICATION PURPOSES ONLY AND MAY NOT CONFIRM THE TRUE BOUNDARIES OF THE SITE. THE PLAN IS NOT TO SCALE AND PURCHASERS & TENANTS MUST CHECK AND VERIFY THE BOUNDARIES OF THE SITE WITH A LEGAL PROFESSIONAL PRIOR TO MAKING ANY LEGAL COMMITMENT.

EPC

Energy Performance Certificate Non-Domestic Building



Unit D
Farrington Road
Rossendale Industrial Estate
BURNLEY
BB11 5DA

Certificate Reference Number:
0850-0830-5562-3822-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 85

This is how energy efficient
the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	750
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	95.4
Primary energy use (kWh/m ² per year):	553.05

Benchmarks

Buildings similar to this
one could have ratings as
follows:

28

If newly built

82

If typical of the
existing stock