

FOR SALE



Substantial freehold warehouse on established business park

Enterprise House, Billington Road, Burnley, Lancashire, BB11 5UB

- ❁ Detached warehouse, with modern extension
- ❁ Open plan warehouse space with three loading doors, glazed two-storey offices and showroom
- ❁ Ideal warehouse and distribution facility, extending to 36,777 sq ft.
- ❁ Positioned close to both Junctions 9 and 10 of the M65 motorway
- ❁ Established location with good access to Burnley, Hyndburn and Pendle
- ❁ Located close to Warburton's, Veka and Cherry Tree Bakery
- ❁ Large car park and loading area, laid in tarmac
- ❁ Brand new portal frame extension built on the side of the property

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

Location

The property is located at the bottom of Billington Road Industrial Estate, being within a short drive of both Junctions 9 and 10 of the M65 motorway.

Billington Road is an established business park with other companies in the vicinity, including Warburtons, Cherry Tree Bakery, and AMS Neve.

Burnley is approximately 21 miles north of Manchester and 20 miles east of Preston. Burnley is served by Junctions 9,10 and 11 of the M65 motorway, which runs west to Accrington, Blackburn and Preston.

Description

A detached portal frame warehouse on an established business park close to Junctions 9 and 10 of the M65 motorway.

The property offers open plan warehouse space with a brand new portal frame extension and three loading doors in to the warehouse.

The premises has two storey office/showroom accommodation with feature glazing and modern reception.

The gated site has its own loading area and a large car park to the front and side of the building.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
warehouse and offices	36,777	3,416.58

Purchase price

Offers in the region of £2,950,000

Vat

The purchase price quoted is exclusive of VAT which may be payable at the prevailing rate.

Tenure

Whiteacre's have been advised that the site is freehold, however this information must be checked and verified by a purchaser prior to making legal commitment.

Business Rates

Part of the site has been sold, and the property therefore needs to be reassessed further details of which are available on request.

Services

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

Service Responsibility

It is the prospective purchasers responsibility to verify that all services and 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

