WHITEACRES

Get in touch
01282 428486

TO LET



Refurbished warehouse facility

Unit 13 Caroline Court, Billington Road, Burnley, BB11 5UB

- Refurbished warehouse unit on established business park
- Ideal size extending to 1,241 sq ft (115 sq m)
- Large loading door, personnel entrance and private office
- Available for immediate occupation
- ONE MONTH RENT FREE NOW AVAILABLE!
- Well positioned for both Junctions 9 & 10 of the M65 motorway
- High bay warehouse with an eaves height of 7 metres
- LED lighting, three phase electricity and W/C facilities
- Free business rates for eligible tenants

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

Location

The property is located on Caroline Court which is located off Billington Road Industrial Estate close to Warburtons and Limitless Digital.

Billington Road Industrial Estate is accessed off Rossendale Road and is within half a mile of both Junctions 9 & 10 of the M65 motorway.

Description

A mid parade industrial warehouse unit located on an established estate close to the motorway network.

The unit has a maximum eaves height of 7 metres and offers fully open plan warehouse accommodation together with good sized office and W/C facilities.

The property is accessed by both a personnel door and a roller shutter door with on site parking directly in front of the building.

Caroline Court is a popular and established estate with a mix of local businesses and the warehouse is available for immediate occupation.

The property has been decorated internally with newly painted floors and is ideal for various applications. Please note however that no car businesses will be considered for this property.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	14.6mtrs x 7.9mtrs	1,241	115.29

Rent

£895 per calendar month + VAT.

Vat

We have been verbally informed the rent in relation to the property is subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed that the current rateable value for the property is £7,000.

The prospective tenant is likely to benefit from a 100% discount with the governments Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm full details.

Outgoings

The occupier is to be responsible for any business rates liability, buildings insurance, all services connect to the property, the ground rent which is £500 per annum and the service charge which is currently £914.72 per annum.

Services

We understand the property has the benefits of mains draining, water and a three phase electricity.

Service Responsibility

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

Legal Costs

The landlords prepare their own in house agreement for the tenants to sign so no legal costs will be incurred unless the tenants wish to seek advise or representation.

Viewings

Please contact the agents:

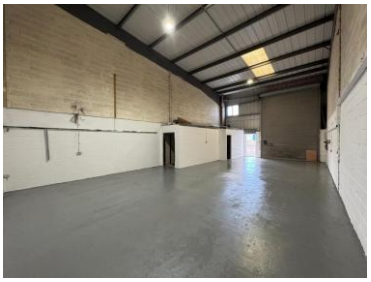
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These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

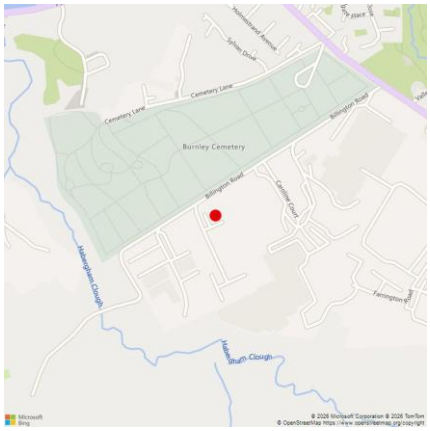












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