



Modern Industrial / Warehouse Facility

TO LET

**UNIT 3
19 ATHLETIC STREET
BURNLEY
LANCASHIRE
BB10 4LP**

2,897 Sq Ft (269.13 Sq M)

- Convenient for Burnley town centre, approx 1 mile.
- Portal framed construction with training rooms created to part.
- Additional mezzanine storage.
- On site car parking

Location

The premises are situated just off Athletic Street, within approximately 1 mile of Burnley town centre and its amenities and access on to the M65 at junction 8 / 9 is approximately 1.5 miles.

Description

The property comprises a modern steel portal framed building that was built in approximately 2000.

There is roller shutter door access to both elevations, but currently access is only pedestrian and some internal alterations would be required to improve vehicular access.

Until recently the property was used as a Training Facility and therefore a number of training rooms have been created out of timber stud partitioning within the accommodation. In addition there is a mezzanine floor area to part which was used for additional storage.

At present on the ground floor there is a reception with private office adjacent, currently three training rooms and a porta cabin style training facility. There are male and female WC facilities and a canteen area. The first floor mezzanine area provides storage accommodation.

Externally there is car parking for five vehicles.

Accommodation

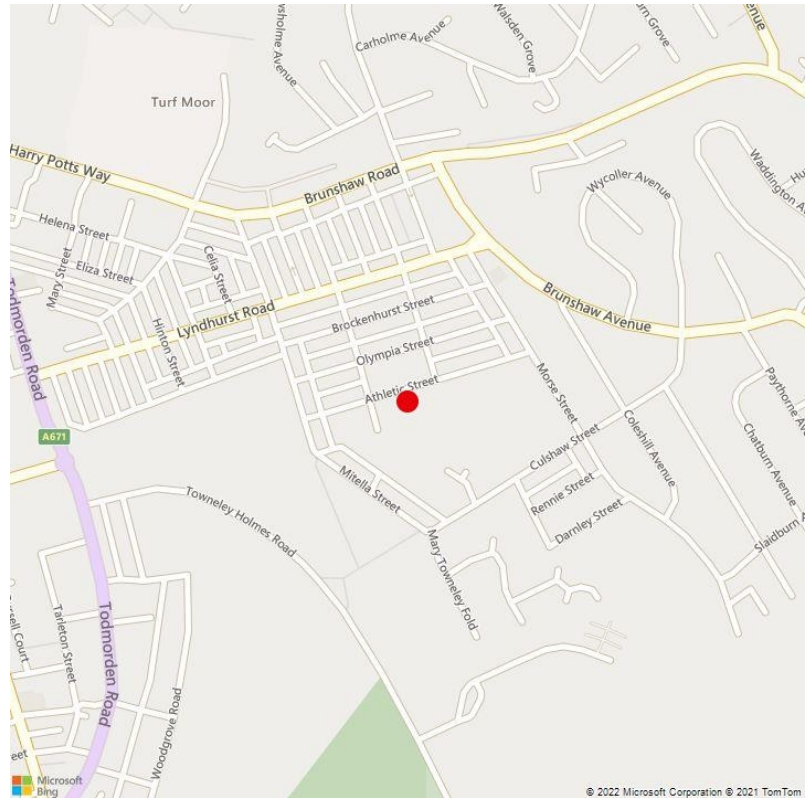
Ground floor area - 269.2 sq.m - 2897 sq.ft
Mezzanine 7.1 sq.m - 398 sq.ft

Services

The property has the benefit of all mains services such as water, and the accommodation benefits from gas central heating.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£15,950 per annum

Terms

The property is available by way of a new lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.