



Single Storey Manufacturing / Warehouse Unit With Large Shared Yard

TO LET

**UNIT 2 ELM STREET MILL
TRAVIS STREET
BURNLEY
LANCASHIRE
BB10 1DB**

7,704 Sq Ft (715.7 Sq M)

- Conveniently located within 5 minutes from Burnley town centre and 1/2 mile of access to the M65.
- Large shared yard and ample car parking.
- North light property with office, workshop and manufacturing accommodation.
- Rent £1950 PCM.
- Available February 2023

Location

The unit is situated on the corner of Elm Street and Travis Street, within the Elm Street Business Park. The property is best approached by leaving Colne Road (A56) at the traffic lights with Junction Street at the small roundabout bear left and second right onto Travis Street and the unit can be seen on the left hand side.

Description

An Inner parade single storey commercial property that was refurbished a number of years ago. The accommodation is of a north light construction with a profile clad roof. It is accessed via a recently renewed roller shutter door from a large yard area and internally there is a partitioned office and workshop, together with open plan accommodation. There are WC facilities to the rear and a modern gas space heater. Externally there is car parking for 6 vehicles and an excellent turning circle.

Accommodation

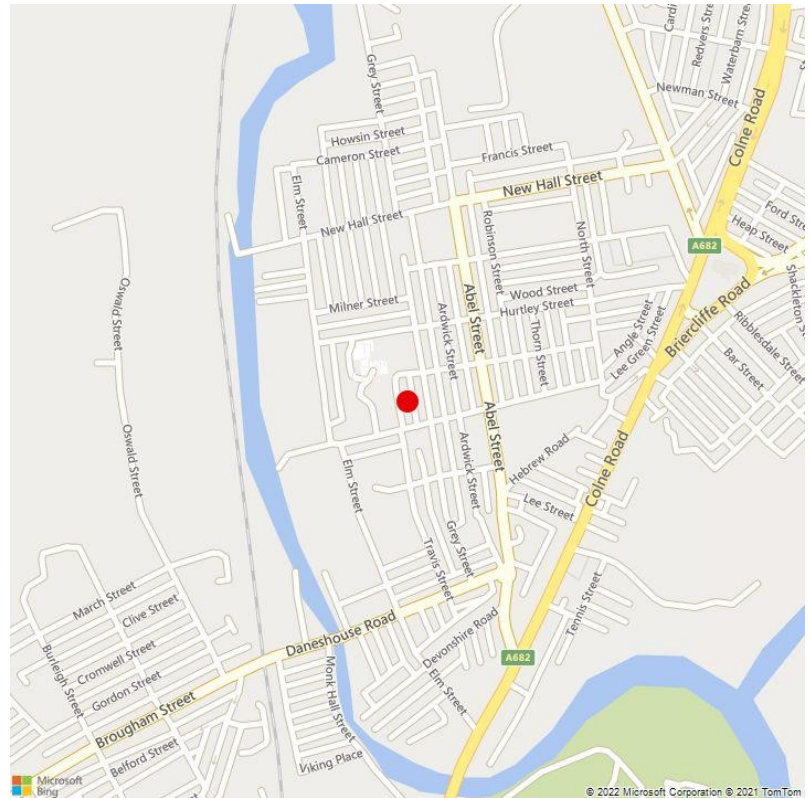
Gross internal floor area 7704sq.ft 715.7 sq.m

Services

The property has the benefit of all mains services including independent gas space heating to the manufacturing facility.

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

The property has been used in association with light manufacturing and warehousing class B2 and B8 of the Use Classes Order.

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Burnley Borough Council Planning Department on 01282 425011.

Price

£1,950 pcm

Business Rates

The property may benefit from Small Business Rates Relief, and interested parties should satisfy themselves directly with Burnley Borough Council on 01282 425011

Terms

The property is available by way of a new 6 year lease with the option for a 3 year break clause, the rent would also be subject to review.

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

DISCLAIMER

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.