



Substantial Warehouse With Modern Offices

TO LET

**CAPETOWN MILL
PICKLES STREET
BURNLEY
LANCASHIRE
BB12 0NJ**

11,732 Sq Ft (1,089.9 Sq M)

- Quality warehouse accommodation immediately adjacent to junction 10 of the M65 motorway.
- Modern two storey offices with canteen, boardroom and shower facilities.
- Fully open plan warehouse with a maximum eaves height of 6.15m.
- Biomass heating system and LED lighting throughout.
- Gated yard offering good loading facilities for HGV's.

Location

The property is situated on Pickles Street just off Pendle Way, which is immediately adjacent to junction 10 of the M65 motorway and within approximately one mile from Burnley Town Centre.

Conveniently located with excellent transport links to the M65 motorway network, other occupants in the nearby vicinity include, Starbucks, ESSO petrol station, Travelodge and Toolstation.

Description

A substantial warehouse and office premises of brick construction beneath a mono pitched, steel clad roof with profile steel cladding to the external walls.

Internally the property comprises a large open plan warehouse with a maximum eaves height of 6.15m, with loading via a secure gated yard and an electric roller shutter door.

In addition to the warehouse accommodation, the ground floor comprises a reception, boardroom, a private office, canteen, server room, large store room, male / female WC's and a shower room.

At first floor level are two large open plan offices and a private office, all of which have windows to the front elevation. Carpeted throughout, the office accommodation benefits from LED lighting and a Biomass heating system which also provides heating to the warehouse.

Ideally suited for warehousing or light manufacturing uses, the property is conveniently located adjacent to junction 10 of the M65.

Accommodation

GROUND FLOOR

Warehouse 851.14 sq.m (9,161.67 sq.ft)

Store / boiler room 69.68 sq.m (750 sq.ft)

Reception 8.3 sq.m (89.34 sq.ft)

Boardroom 15.27 sq.m (164.36 sq.ft)

Server Room 10.15 sq.m (109.25 sq.ft)

Canteen 12.86 sq.m (138.42 sq.ft)

Office 12.06 sq.m (129.81 sq.ft)

Male WC 4.87 sq.m (52.42 sq.ft)

Female WC 4.91 sq.m (52.85 sq.ft)

FIRST FLOOR

Private Office 15.98 sq.m (172 sq.ft)

Open Plan Office 1 43.07 sq.m (463.6 sq.ft)

Open Plan Office 2 41.65 sq.m (448.32 sq.ft)

GIA 1,089.95 sq.m (11,732.04 sq.ft)



Planning

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

Rent

£4,400 pcm

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £25,250 per annum (2023/24).

Services

The property has the benefit of mains water, three phase electricity and heating to the warehouse and offices via a Biomass heating system.

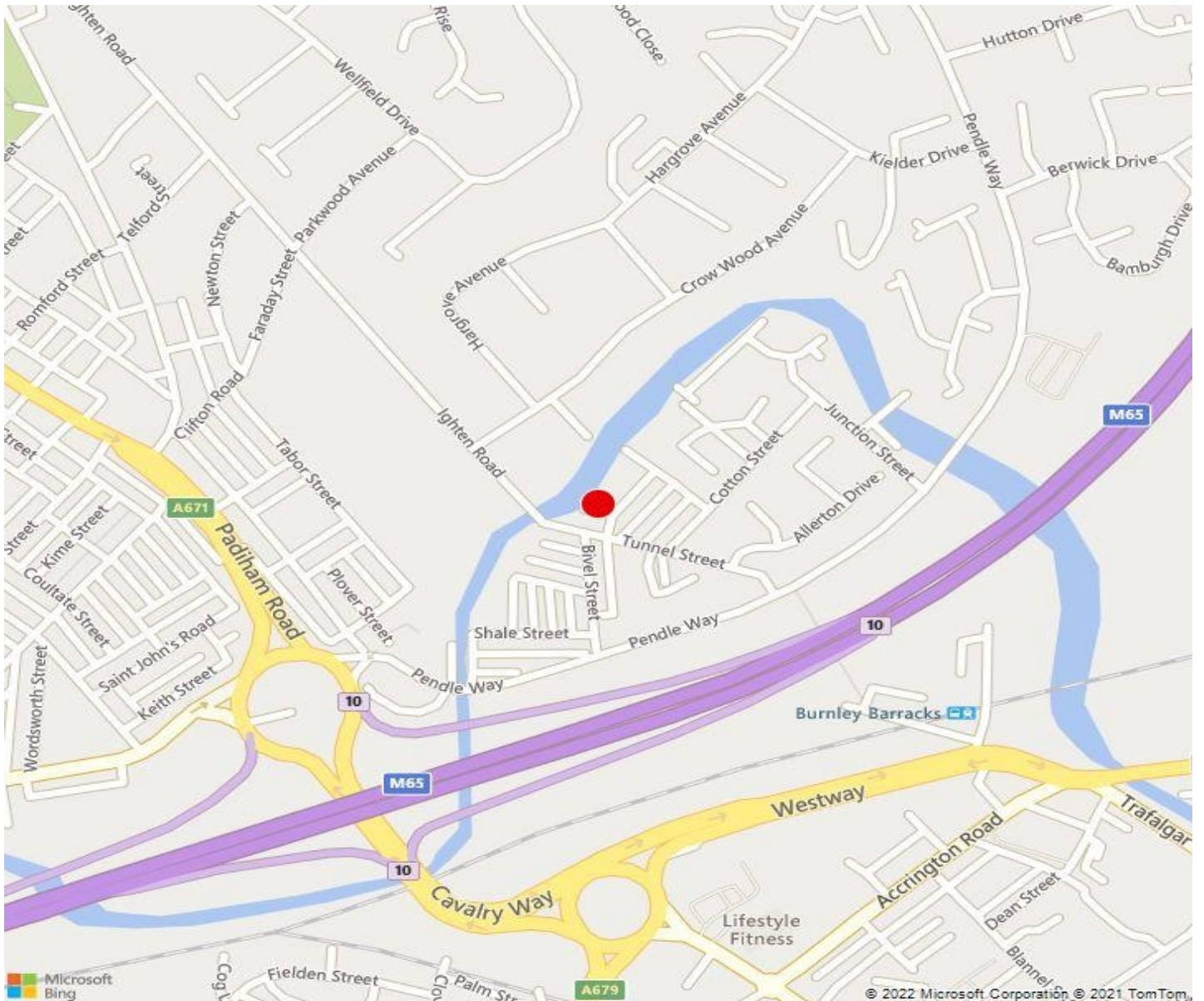
Services Responsibility

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.

Terms

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





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

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.

EPC

An Energy Performance
Certificate is available upon
request.

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.

