



**Prominent two storey offices with parking on well established business park.**

## **FOR SALE**

**6 - 9 KESTREL COURT  
HAPTON  
BURNLEY  
LANCASHIRE  
BB11 5NA**

**6,893 Sq Ft (640.36 Sq M)**

- Spacious, modern office accommodation comprising 4 interconnected offices, each with own entrances providing the option to split into self contained offices.
- Excellent location on the popular Network 65 Business Park, immediately adjacent to Junction 9 of the M65.
- Partly income producing, with adjoining unit let to Oddie's Bakery.
- Ideal for professional services, call centre, accountants or solicitors.
- Ample on site parking.

### Location

The property is located on Kestrel Court, just off Bridgewater Close on the popular Network 65 Business Park. Conveniently located at junction 9 of the M65 Motorway, Burnley town centre is within 3 miles. Network 65 is a well established, modern business park offering excellent accessibility to Manchester, Preston and Blackburn.

Other established businesses on the estate include, Paradigm Precision, Glen Dimplex, and Panaz.

### Description

An impressive detached office premises occupying a prominent location at the entrance to Kestrel Court. Originally constructed as four self-contained, two storey offices, the ground floor of Unit 6 was separated in 2011 to form an independent retail unit which is occupied by an established bakery.

A separate personnel door provides access to the first floor of Unit 6 which comprises 4 private offices, a kitchenette and store room.

The accommodation to units 7, 8 and 9 is arranged over the ground and first floors, and comprises a range of modern, private and open plan offices, with each office benefitting from its own kitchenette and WC facilities.

The four units have most recently been occupied by a single occupant and have been interconnected, however each unit has its own entrance, and could be separated back into individual self-contained units.

Internally, the accommodation is well presented throughout with suspended ceilings, LED lighting, tiled receptions, and good quality kitchen and WC facilities.

Externally there is an on site car park with 22 parking spaces.

### TENANCIES

Unit 6 (ground floor) is let to WH Oddie Limited, T/A Oddie's Bakery, by way of a 9 year effective full repairing lease, with effect from 2nd December 2017 at a current passing rent of £9,000 per annum. The lease incorporates rent reviews every 3rd anniversary.

### Accommodation

Ground Floor Unit 6 Oddie's Bakery - 71.6 sq.m 770.7 sq.ft

First Floor Unit 6 - 4 private offices, kitchenette, filing room - 63.04 sq.m 678.56 sq.ft

Ground Floor Unit 7 - 2 private offices, open plan office - 90.47 sq.m 973.81 sq.ft

First Floor Unit 7 - Open plan office, glazed private office, male WC - 78.03 sq.m 839.91 sq.ft

Ground Floor Unit 8 - Private office, open plan office, female WC, staff room / kitchenette - 90.62 sq.m 975.43 sq.ft

First Floor Unit 8 - Private office, open plan office 76.64 sq.m 824.95 sq.ft

Ground Floor Unit 9 - Open plan office, 2 private offices, kitchenette, male WC, disabled WC - 95.7 sq.m 1,030.11 sq.ft

First Floor Unit 9 - 3 private offices, filing room - 74.28 sq.m 799.54 sq.ft

GIA 640.38 sq.m 6,893 sq.ft



### Planning

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

### Price

Offers in the region of £850,000

### Business Rates

We are informed by the Valuation Office Agency website that the rateable values are as follows:

Ground Floor Unit 6: £7,100 per annum

First Floor Unit 6: £7,600 per annum

Unit 7: £13,750 per annum

Unit 8: £13,500 per annum

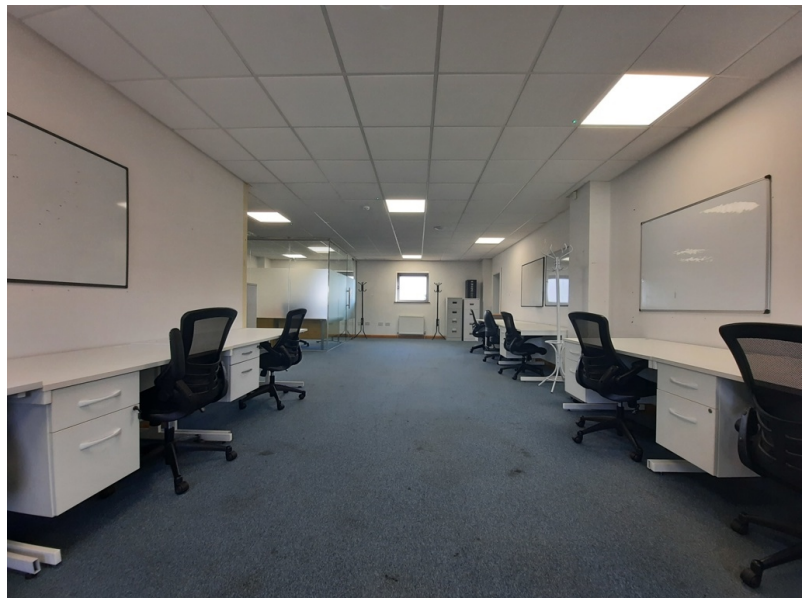
Unit 9: £14,000 per annum

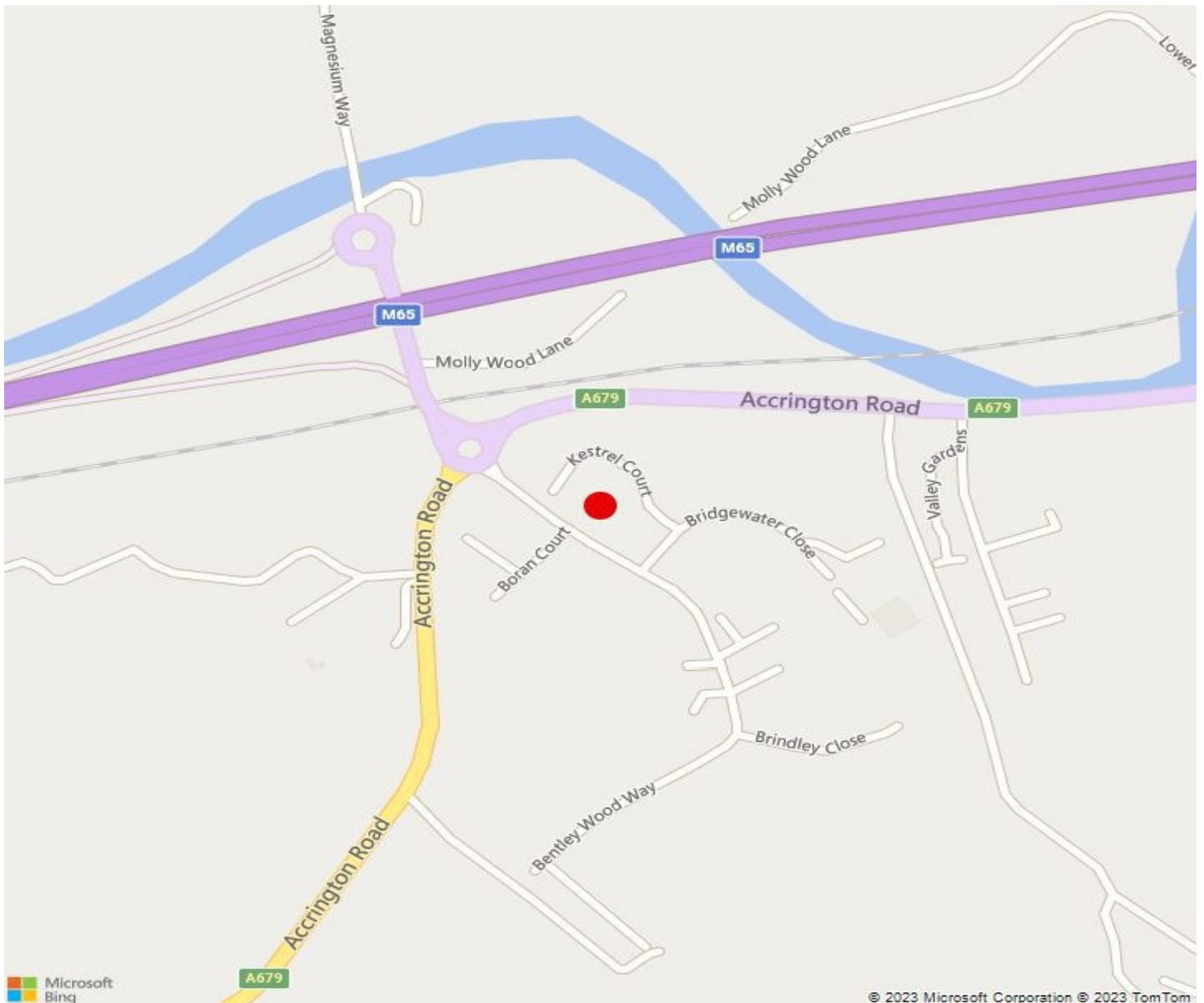
### Services

The property has the benefit of all mains services including gas fired central heating.

### Services Responsibility

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





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### 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.

