



**NORTHERN TRUST**

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**INDUSTRIAL**

# HEASANDFORD INDUSTRIAL ESTATE

WIDOW HILL ROAD **BURNLEY BB10 2TJ** J10/12 M65



- HIGH QUALITY WAREHOUSE
- 2 STOREY OFFICE ACCOMMODATION
- LARGE FACTORY SHOP
- FULLY FITTED WITH SPRINKLERS, HEATING AND LIGHTING THROUGHOUT
- 3.5 ACRES OF EXPANSION LAND

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## FOR SALE/TO LET

**MODERN FULLY FITTED WAREHOUSE  
AND OFFICE COMPLEX WITH EXPANSION LAND  
150,828 SQ FT (14,012 SQ M)**

WITH ADDITIONAL EXPANSION/DEVELOPMENT LAND OF 3.5 ACRES CAPABLE OF 85,000 SQ FT SUBJECT TO PLANNING





# HEASANDFORD INDUSTRIAL ESTATE

● FULLY FITTED WAREHOUSE  
 AND OFFICE COMPLEX  
 WITH EXPANSION LAND  
**150,828 SQ FT**  
**(14,012 SQ M)**

## ● SPECIFICATION

The building was constructed to a high standard and the specification includes the following:

- 4 bay steel portal frame construction
- Floor loading 37.5 KN/m<sup>2</sup>
- Height to underside of haunch between 6.4m and 7.15m
- Level access loading doors with potential to install dock doors
- Separate yard and staff car park entrances

- Fully fitted with sprinkler system, halogen lighting and gas fired blowers to warehouse
- CCTV system on site
- Ample on site parking with 117 spaces
- Factory shop extending to 10,540 sq ft
- Existing racking system in place
- 3.5 acres of expansion land capable of providing additional yard area or up to 85,000 sq ft (subject to necessary consents)

## ACCOMMODATION SCHEDULE

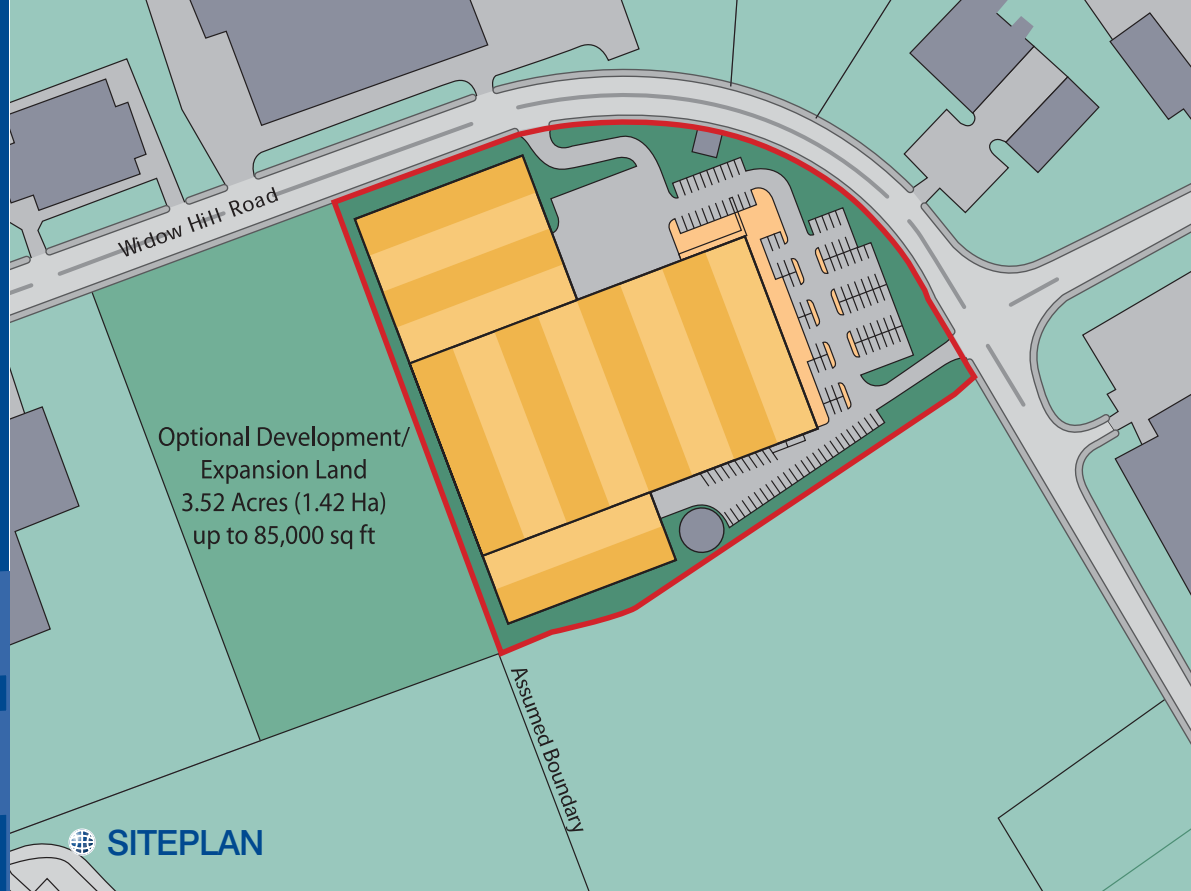
We have calculated the gross internal floor area of the premises to be as follows:

	sq ft	sq m
Offices: Ground & First Floor	13,132	1,220.0
Warehouse	127,156	11,812.8
Factory Shop	10,540	979.2
<b>Total</b>	<b>150,828</b>	<b>14,012.0</b>

Additional land is available adjacent to the premises, which could if necessary provide expansion / development opportunities up to 85,000 sq ft on a site of 3.5 acres.

## DISPOSAL TERMS

The unit is available by way of a new lease on terms to be negotiated. A freehold disposal will also be considered.



## RATING

We are advised by the Valuation Office that the property is currently assessed to a Rateable Value of £385,000 with effect from 1 April 2005.





## LOCATION

Excellent location on Heasandford Industrial Estate, within approximately 2 miles of Junction 12 of the M65 motorway, which provides access to the M6 and M61 motorways to the west.

Distance from Junction 10	2.8 miles
Distance from Junction 11	2.2 miles
Distance from Junction 12	2.2 miles

## GRANT ASSISTANCE

Grant assistance may be available for incoming companies and we would recommend that interested parties contact No Limits (a Government organisation) on 0800 612 2029 or [www.no-limits.org.uk](http://www.no-limits.org.uk)

## HEASANDFORD INDUSTRIAL ESTATE WIDOW HILL ROAD BURNLEY BB10 2TJ



## VIEWING

Strictly through the joint letting agents Whittle Jones, Taylor Weaver or King Sturge.

## VAT

All rents and other charges will be subject to VAT at the standard rate.

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