



BAXTER WORKS

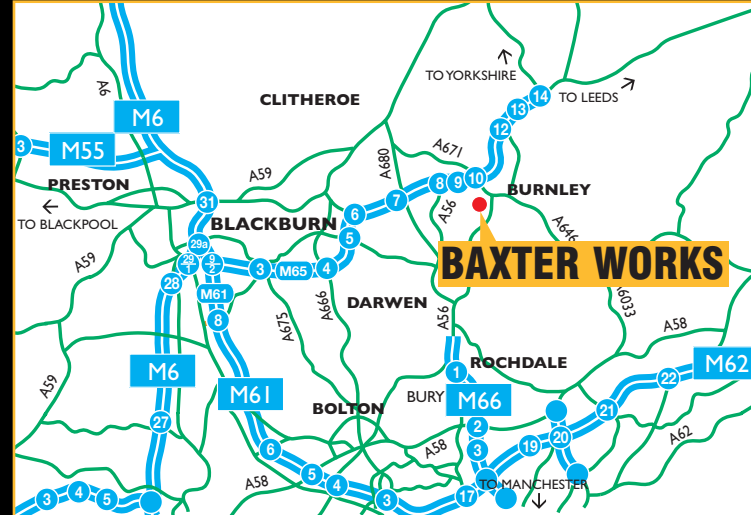
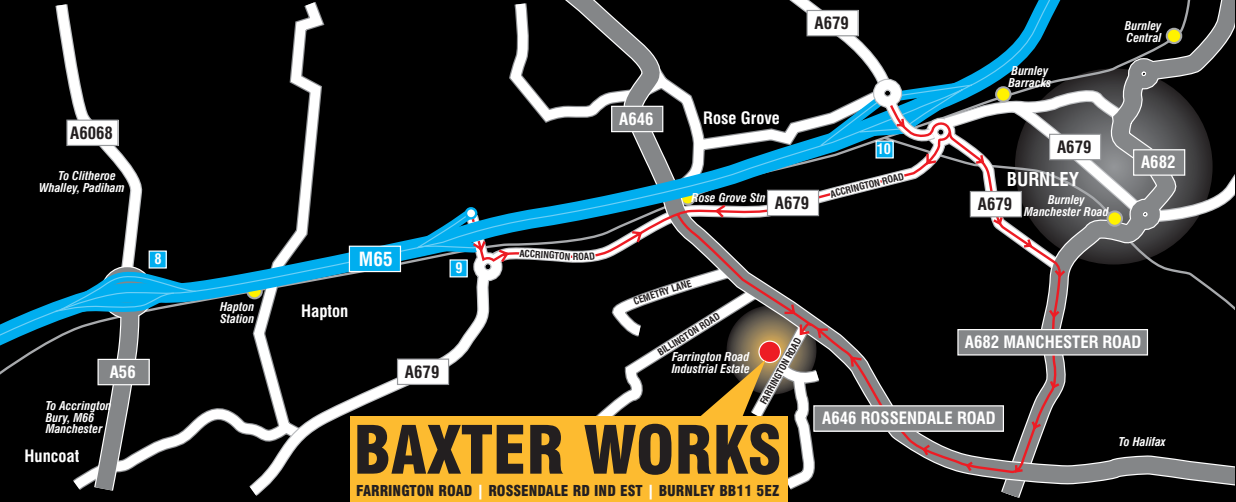
FARRINGTON ROAD | ROSSENDALE RD IND EST | BURNLEY BB11 5EZ

TO LET (may sell)

SELF CONTAINED WAREHOUSE / MANUFACTURING UNIT

50,980 SQ FT (4,737 SQ M)

- 1.4 MILES TO JUNCTION 10 M65
- IMMEDIATELY AVAILABLE
- 1,500 KVA POWER CAPACITY
- 3 CRANES (5 TONS, 10 TONS & 20 TONS)



DESCRIPTION

- Steel portal frame manufacturing unit
- Self contained site
- Secure yard
- Height to underside of haunch 3.5m (front warehouse) to 7m (rear warehouse)
- 3 cranes (5 tons, 10 tons & 20 tons)
- 4 surface loading doors
- Single storey office accommodation including a reception
- Car parking spaces for 20 cars (approx)

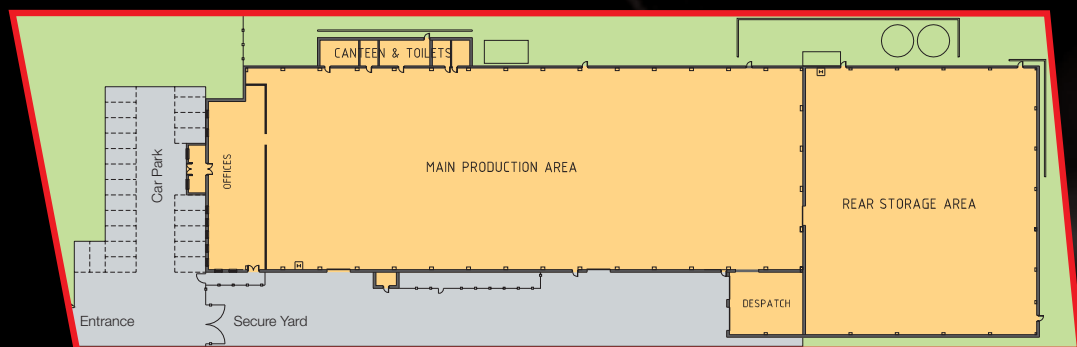
LOCATION

The premises are situated on Farrington Road within the Rossendale Road Industrial Estate approximately 1.8 miles from the M65 (J10) and 2.2 miles from Burnley Town Centre.

The Estate is accessed via Rossendale Road (A646). The M65 can be accessed from the M6/M61 intersection at Preston to the West, and the M66/A56 Ramsbottom to the South.

SERVICES

The premises have the benefit of a gas supply, high bay sodium lighting and 3 phase electricity with a 1,500 KVA power supply.



ACCOMMODATION

The premises have been measured on a GIA basis in accordance with the RICS Code of Measuring Practice (6th Edition) as follows:

DESCRIPTION	SQ M	SQ FT
Main Production Area	2,829	30,447
Rear Storage Area	1,602	17,244
Offices	306	3,289
Total	4,737	50,980

TENURE

Available by way of a new FRI lease for a term of years to be agreed. Alternatively our client may consider a freehold sale.

RATES

The rateable value is £122,000 and the rates payable for April 2008/09 are £56,364 per annum. Interested parties should make their own enquiries to Burnley Borough Council on 01282 425011.

TERMS

For details of terms or to arrange a viewing please contact the joint agents.

petty
CHARTERED SURVEYORS

01282 456677

www.petty.co.uk

Brent Forbes
b.forbes@petty.co.uk

DTZ

0161 455 3781
www.dtz.com

Damien Gibbs
damien.gibbs@dtz.com