



Unit 2 Widow Hill Court, Heasandford Industrial Estate, Burnley, Lancashire, BB10 2TT

- High quality warehouse with ancillary offices 143,051 sq ft (13,290 sq m)
- Total site area 5.75 ac (2.32 ha) including demised car parking and yard space
- Established industrial location on Heasandford Industrial Estate
- Convenient access to Junctions 11 and 12 of M65 motorway
- Available for occupation Quarter 4 of 2023

Widow Hill Court

Burnley, Lancs

LOCATION

Burnley is an established industrial town, well positioned to serve the north west market, being located approximately 10 miles east of Blackburn, 18 miles north of Manchester and 32 miles west of Leeds. It has a well established manufacturing sector, with strong economic links to both Manchester and Leeds, together with other towns along the M65 corridor. Burnley has a reputation as a regional centre of excellence for the manufacturing and aerospace industries.

The property currently forms part of the Safran Nacelles UK Headquarters within Heasandford Industrial Estate. The latter is an established industrial and distribution location approximately 1.5 miles northwest of Burnley town centre on Eastern Avenue. The estate enjoys convenient access to Junctions 11 and 12 of the M65 motorway, and the A56 dual carriageway is approximately 5.5 miles to the west, which in turn leads to the M66 providing easy access to the m62 and Greater Manchester Conurbation.

Heasandford Industrial Estate lies adjacent to the recently developed Innovation Park. Notable occupiers in the immediate vicinity include Boohoo, Kaman Tooling, BCW Engineering and MB Aerospace.

DESCRIPTION

The property comprises a high quality industrial warehouse facility arranged in bays with two-storey offices along the front elevation. The accommodation has been considerably modernised and improved by the current tenant and is in an exceptional condition throughout.

The warehouse is of steel frame construction with steel trusses, having a mixture of brick and metal cladding. It has three electrically operated loading doors to a height of approximately 5.3m and benefits from an eaves height ranging from circa 5.5m to 8.0m and modern LED lighting throughout.

The office accommodation has been refurbished and redecorated to a high standard and provides a number of offices and meeting rooms arranged over ground and first floor levels, benefiting from suspended ceilings, air conditioning, perimeter Cat 5 trunking and carpet tile flooring.

Outside, the site includes demised car parking and surfaced yard space.

ACCOMMODATION

Warehouse	128,051 sq ft	11,896 sq m
Two-storey offices	15,000 sq ft	1,394 sq m
Gross Internal Area	143,051 sq ft	13,290 sq m



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SERVICES

We understand that all mains services are available or connected to the property, including a 400 kva power supply. It should be noted that we have not checked or tested these services and interested parties should make their own enquiries.

PLANNING

We understand the property has planning permission for Class B2 and B8 of the Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

TENURE

The property is available to let based on new full repairing and insuring lease on terms to be agreed. Alternatively, the landlord may consider a freehold sale of the property.

RENT (PRICE)

The quoting rent is £600,000 per annum exclusive. For sale price, please contact the agent.

LOCAL AUTHORITY

Burnley Borough Council, Town Hall, Manchester Road, Burnley, BB11 9SA
Tel: 01282 425 011

BUSINESS RATES

We understand the property currently forms part of a larger assessment for the Safran Nacelle HQ. Unit 2 will need to be re-assessed separately for business rates.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been commissioned and will be available shortly.

VAT

All figures quoted are exclusive of VAT, which may be payable at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment with the Agent's Telford office:

Contact: Andrew Dixon MRICS

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Ref: JAGD/3357



Printcode: 202327

What's this?

This is a QR Code. When you take a picture of this on most smart phones, the latest information about this property from our website will be displayed to you.

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