



WIGNALL
BROWNLOW

CHARTERED SURVEYORS

FOR SALE

**FREEHOLD INDUSTRIAL PREMISES
APPROX 2,688 SQ M (28,936 SQ FT)
ON 0.68 HA (1.69 ACRES)**



**BRADWOOD WORKS
MANCHESTER ROAD
DUNNOCKSHAW
BURNLEY
BB11 5PW**

Situation & Description

The property is situated on the south side of Manchester Road (A682), approximately 4 miles south of Burnley and north of Rawtenstall.

Access to the M65 and M66 Motorways is approximately 4.5 miles to the north and south respectively.

The property comprises a portal framed modern industrial unit, with two storey integral offices, constructed in the late 1980's with adjoining older single storey workshops, stores and ancillary accommodation.

The modern unit has a 6 metre eaves and extends to a gross internal area of approximately 1,677 sq m (18,054 sq ft) with the older accommodation, extending to approximately 1,011 sq m (10,883 sq ft).

The industrial site area extends to approximately 0.56 ha (1.39 acres), with an additional parcel of agricultural land extending to approximately 0.12 ha (0.3 acres).

Externally, there are tarmac surfaced access roads and a car park to the front of the modern industrial unit.

Accommodation

The accommodation has been measured on a gross internal basis.

Description	sq m	sq ft
Modern Industrial Unit	1,677.22	18,054
Single Storey Workshop	551.51	5,937
Older Workshops, Stores & Ancillary	459.37	4,945
TOTAL	2,688.10	28,936

Services

We understand that all the usual mains services are available to the property.

The property has a three phase electricity supply and there is a sub-station serving the subject property (Ref: 451827).



Rating

The property is assessed as "Factories, Workshops & Warehouses (incl Bakeries & Dairies)" at a Rateable Value of £59,500.

The current Uniform Business Rate multiplier for 2015/16 is 49.3p.

Tenure & Tenancies

We understand the property tenure is Freehold.

VAT

Prices, outgoings and rentals are exclusive of, but may be liable for VAT.

Terms

Price on application.

EPC

The EPC and Recommendations Report may be downloaded at www.wignallbrownlow.co.uk.

Viewing

Strictly by appointment with Wignall Brownlow. Contact Jonathan Brownlow on 0161 839 6409 or via email to jdb@wignallbrownlow.co.uk.

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SUBJECT TO CONTRACT