



## MANUFACTURING/WAREHOUSE ACCOMMODATION

# TO LET

UNIT 8B1 & 8B2  
TIME TECHNOLOGY BUSINESS PARK  
BLACKBURN ROAD  
SIMONSTONE  
BURNLEY  
BB12 7NQ

4,419 – 10,025 SQ. FT (410.5 – 931.4 SQ. M)

### Property Information

- Established business park in adjacent to Junction 8 of the M65.
- 24-hour security patrol with CCTV and gated access.
- Generous shared yard areas for parking and loading with large car parking to the rear.
- Excellent loading facilities.

## LOCATION

The Technology Park is situated within an established business and industrial area of Lancashire, adjacent to junction 8 of the M65 Motorway and Padiham by-pass. The unit is situated to the rear of the complex providing a substantial yard area for parking and loading.

## DESCRIPTION

The property comprises of mainly open plan warehousing accommodation together with WC facilities and offices . Deliveries are by two full height roller shutter doors for access.

Shared yard areas for parking and loading are available together with a large car park to the rear of the site.

## ACCOMMODATION

Unit 8B1            4,419 sq. ft     (410.54 sq.m.)

Unit 8B2            5,606 sq. ft     (520.81 sq.m)

\*May combine providing:  
10,025 sq. ft. (931.4 sq. m)

## RENT

On application.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## SERVICES

The premises benefit from all mains services including three phase electricity.

## SERVICES RESPONSIBILITY

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

## SERVICE CHARGE

A service charge, to include building insurance, is levied by the landlord for the external repairs, maintenance and upkeep of the communal areas and site security.

## BUSINESS RATES

Details available upon request.

## EPC

An Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction of a new lease.

## VAT

VAT is charged on the rental price.

## VIEWING

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