

TO LET Offices

Prestige Works, Active Way
Burnley, Lancashire, BB11 1PS

Key information

- ❑ Prominent location
- ❑ Planning Use Class E
- ❑ Size – 2,953 sq ft
- ❑ Rent upon application

Contact

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Sainsbury's



Location

Situated at the edge of Burnley town centre fronting Active Way / Colne Road (A682) at its junction with Church Street.

Active Way is the main inner ring road around the town centre and Junctions 10 & 11 of the M65 are within one mile and half a mile respectively.

Adjacent occupiers in the development include Sainsburys and Currys with the town centre and all its amenities within easy walking distance.

Accommodation

The accommodation is within a mixed used business park.

The offices comprise ground floor accommodation with a shared car park to the rear providing the following approximate internal floor areas:-

	Sq m	Sq ft
Suite 1	136.30	1,467
Suite 2	138.40	1,486
Total	274.40	2,953

Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate net internal basis and must be verified by interested parties.

Energy Performance Rating

An Energy Performance Certificate can be made available upon request.

Planning

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

Terms & Tenure

The accommodation is available on a full repairing and insuring basis for a term of years to be agreed incorporating rent reviews at appropriate intervals.

Legal Costs

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

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Rating

Interested parties are advised to make their own enquiries to the local authority regarding the rates liability and any reliefs that may be available.

Further information is also available at www.gov.uk/calculate-your-business-rates.

Viewing

Strictly via the sole letting agent only.

Additional Information

The link below provides access to the Sainsbury's UK Property Website which provides full details on all our Argos / Sainsbury's disposals.

[Sainsbury's Property Disposals](#)



CONTACT

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