

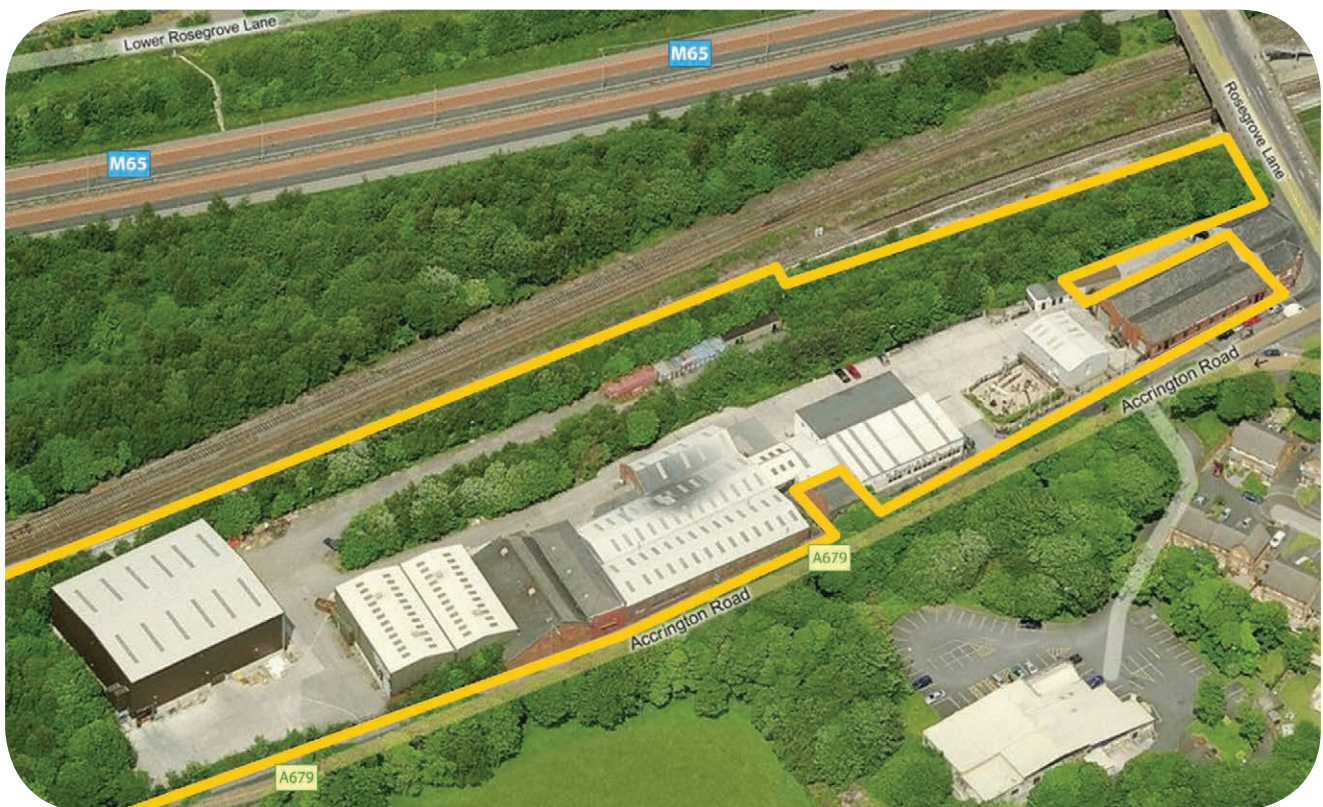
**VULCAN  
WORKS** BB11 5QD  
ACCRINGTON, BURNLEY



**FOR SALE OR TO LET**

# Industrial/Trade Counter Units

Available in part or as a whole



- 4,000 - 75,436 sq ft
- Retail showroom, trade counter, industrial and manufacturing premises with craneage
- Available in part or as a whole
- Suitable for a range of uses subject to planning



**VULCAN  
WORKS** BB11 5QD  
ACCINGTON, BURNLEY



## Location

The property is situated on the outskirts of Burnley in an area known as Rosegrove, approximately 1.5 miles to the west of Burnley town centre.

Manchester is approximately 26 miles to the south of the property and Blackburn is approximately 12 miles to the west. Junction 10 of the M65 Motorway is circa 0.5 miles distant and provides access to the wider National motorway network.

## Description

The site comprises an industrial complex fronting Accrington Road, arranged over split levels and including a combination of showroom, offices, trade counter, industrial and manufacturing premises.

The individual units range from early 20th Century former Brickworks, of brick construction, beneath a slate roof and supported by truss framework to the most modern unit (constructed circa 2003), which comprises a steel portal frame warehouse with block base walls and profile metal cladding to the remainder and the roof. The unit is split between ground and first floors with access to the first floor via a 2 tonne goods lift. The unit benefits from an eaves height of 6.6m to the ground floor and 5.7m to the first floor.

The showroom comprises two storey accommodation of metal frame construction with display window frontage. The offices are fitted to include single glazing, carpeted floors and gas central heating. In addition there is a trade counter area as well as main workshop areas which benefit from 5 tonne gantry craneage.

## Tenure

The accommodation is available to purchase on a freehold basis or alternatively on a leasehold basis.

## Price / Rentals

Price available upon application.

## Business Rates

Interested parties are advised to contact the local rating authority for further information and to confirm the rates payable.

## Legal Costs

Each party to bear their own legal costs.

## VAT

VAT is payable on rent and sale prices.

## Accommodation

**6,915 sq m (74,436 sq ft) on a  
6.82 acres (2.78 ha) site.**

The accommodation is available as a whole or can be subdivided to meet smaller requirements from approximately 92.90 sq m (1,000 sq ft) upwards.

Description	Gross Internal Floor Area	
	SQ M	SQ FT
Brickworks	654.5	7,045
Network Building	201.1	2165
Showroom	547	5,899
Offices	461.7	4970
Trade Counter	77.5	834
Workshop	1134.9	12217
Adjoining stores	165.5	1781
Warehousing and Stores	1259	13552
Canteen FF	194.9	2098
Stores FF	43	463
Modern Warehouse	2175	23412

Misrepresentation Act: These particulars shall not form any part of any contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in particulars and must satisfy themselves as to their accuracy by their own investigation before entering into any contract. May 2013

Designed & produced by  
www.creativestreakdesign.co.uk ref: 382

For further information or to arrange an inspection of the property contact:

**Tim Whittaker**  
tim@prospectstates.com  
01943 850 111 or 07730 671 292

**Ceri Hill**  
ceri@prospectstates.com  
01943 850111 or 07725 578346

Owned by

  
**PROSPECT**  
estates

**RENTAUNIT**

tel: 01282 699438  
web: www.rentaunit.co.uk