



Unit 10 Caroline Court, Billington Road,  
Burnley, Lancashire BB11 5UB



## PROPERTY DESCRIPTION

!! Immediate occupancy available !! We are delighted to offer this end workshop unit located just off the arterial, Rossendale Road. The internal layout comprises a ground floor open plan workshop / warehouse with a WC with two offices to the first floor. The first floor is divided an open plan office featuring a kitchenette and a separate private office. Communal parking and having convenient loading access. Approximately £900SQFT. EPC Rating - D. Current rateable value (1 April 2026 to present) £7,200. Early viewing is considered a must!

## FEATURES

- Offered for sale with vacant possession
- Ground Floor Workshop with roller shutter access
- First Floor Office Space plus Kitchenette
- EPC - D
- Rateable Value - £7200
- Approx. 900SQFT
- Early viewing is considered a must!



## ROOM DESCRIPTIONS

