

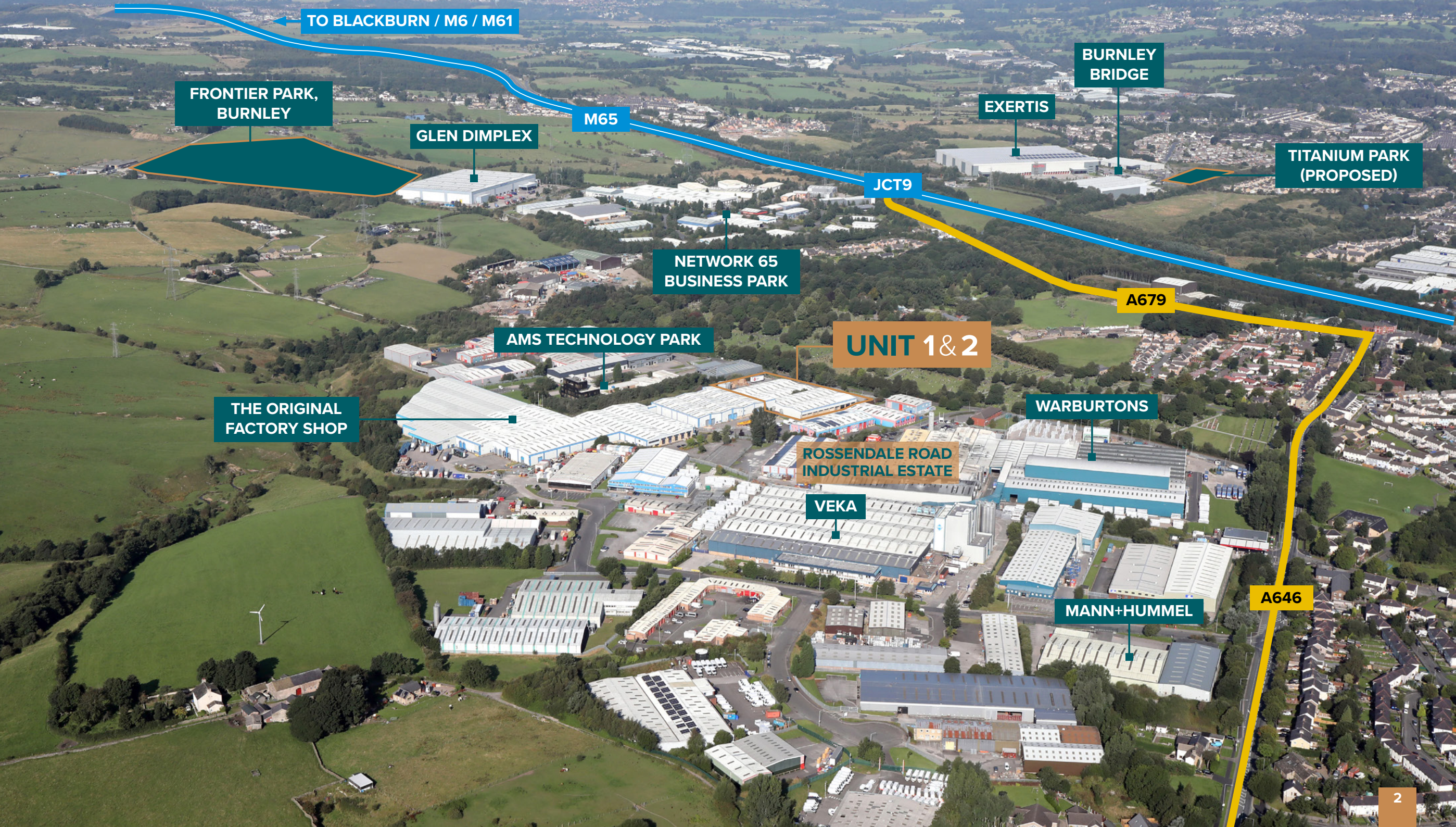


UNITS 1&2

ROSSENDALE ROAD INDUSTRIAL ESTATE,
J9 & J10 M65, BURNLEY **BB11 5UB**

**REVERSIONARY INDUSTRIAL INVESTMENT WITH
IMMEDIATE ASSET MANAGEMENT OPPORTUNITIES**

B8
REAL ESTATE



TO BLACKBURN / M6 / M61

FRONTIER PARK,
BURNLEY

GLEN DIMPLEX

M65

BURNLEY
BRIDGE

EXERTIS

TITANIUM PARK
(PROPOSED)

JCT9

NETWORK 65
BUSINESS PARK

AMS TECHNOLOGY PARK

UNIT 1&2

THE ORIGINAL
FACTORY SHOP

ROSSENDALE ROAD
INDUSTRIAL ESTATE

VEKA

WARBURTONS

MANN+HUMMEL

A646

A679

INVESTMENT SUMMARY

- High yielding, reversionary industrial investment opportunity offering immediate asset management opportunities.
- Excellent connectivity to J9 and J10 of the M65 which in turn connects with the M6 and M61 motorways.
- Two adjacent industrial units currently occupied as a single entity and providing a GIA of 62,771 sq ft.
- 3.32-acre site providing a low site density of 43%.
- Let to Limitless Digital Group Ltd on a 10-year lease, expiring on 31 December 2032, subject to a tenant break on 1 January 2028.
- The tenant is no longer in occupation and marketing an assignment of their lease.
- Low passing rent of £315,000 pa (£5.00 psf).
- Significant reversion with an ERV of £423,704 pa (£6.75 psf).
- The tenant has been in occupation for 14 years on a full FRI lease without a schedule of condition.
- Immediate asset management opportunities, including pursuing a surrender and dilapidations settlement, refurbishment opportunities and the ability to split into two units.
- Virtual Freehold (999-year long leasehold).

PROPOSAL

We are instructed to seek offers in excess of **£3,600,000 (Three Million, Six Hundred Thousand Pounds)**, subject to contract and exclusive of VAT.

- Net initial yield of **8.22%** (assuming purchasers costs of 6.51%), attractive
- Reversionary yield of **11.05%**
- Low capital value of **£57 per sq ft (below vacant possession value)**.





LOCATION

Burnley is an established industrial location, 10 miles east of Blackburn, 18 miles north of Manchester and 32 miles west of Leeds. The town is a regional centre of excellence for the manufacturing and aerospace industries, and benefits from strong economic links to both Manchester and Leeds, together with other towns along the M65 corridor.

Burnley enjoys excellent road communications being situated adjacent to Junctions 9-11 of the M65 motorway which in turn provides access to the national motorway network including the M6, M61 and M66 motorways to the west.

Burnley benefits from two railway stations, Burnley Central providing direct services to Manchester Victoria Railway Station (50 minutes) and Preston (33 minutes), and Burnley Manchester Road providing direct services to Leeds (1hr 22 minutes) and York (1 hour 52 minutes).

There are four international airports within an hour's travel of Burnley, with Manchester Airport 31 miles to the south, Liverpool John Lennon Airport 41 miles to the south west, Leeds Bradford Airport 24 miles to the north east and Blackpool Airport 33 miles to the west of the property.



SITUATION

The property is situated on the established Rossendale Road Industrial Estate, which lies 2.5 miles to the west of Burnley town centre.

Rossendale Road Industrial Estate is the dominant industrial location in Burnley, benefitting from excellent road communications being equidistant from Junctions 9 & 10 of the M65 Motorway, only 1 mile away.

Rossendale Road Industrial Estate benefits from significant critical mass and has attracted numerous blue-chip occupiers, including The Original Factory Shop, Mann + Hummel, Veka, and Warburtons.

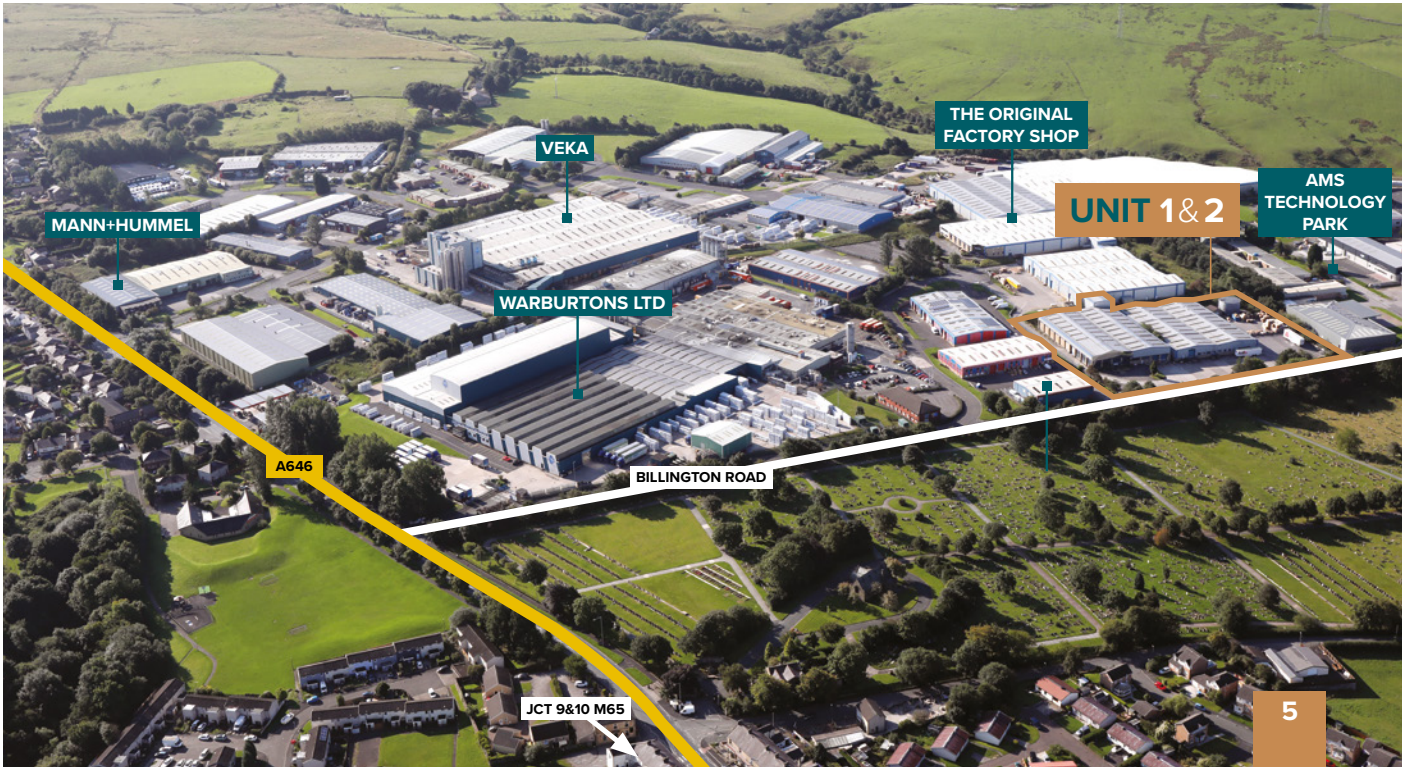
The subject property is accessed off Billington Road, a key arterial road through the Estate, which is accessed via Rossendale Road (A646) which links with both motorway junctions via Accrington Road (A679).



NEARBY INDUSTRIAL DEVELOPMENTS

The surrounding area is being further enhanced by new build developments which are creating new record rental levels, which in turn will further drive second hand rents in the area. These schemes are:

- **Frontier Park, Burnley** – Works completed in Q1 2026, providing 545,000 sq ft of high quality industrial accommodation across 5 units. The Estate is already 93% occupied and has attracted a strong mix of national and international occupiers. Headline rental levels are now well-established at £8.50+ psf.
- **Burnley Bridge** – The 70-acre site comprises 6 units and is fully let, with occupiers including Fagen & Whalley, YESSS Electrical, Birchall Foodservice, Equinox Building Solutions, Townsend Music and Exertis who occupy 543,620 sq ft.
- **Titanium Park** - A new phase of development at Burnley Bridge which can accommodate 12,00 sq ft, 20,000 sq ft and 70,000 sq ft.



DESCRIPTION

The property comprises two adjoining warehouses occupied as a single unit. The buildings are of steel portal frame construction with brick and profile metal sheet cladding, beneath a metal roof. Both units have LED lighting throughout. The tenant has removed blockwork to create access to the unit at the rear, which is to be reinstated at the end of the lease.

UNIT 1

- 1 dock level loading bay
- 1 ground level loading bay
- Eaves height of 4.24m
- Single storey office accommodation

UNIT 2

- 2 dock level loading bays
- 1 ground level loading bay
- Eaves height of 6.60m
- 2 storey office accommodation
- Reception area

Externally the units benefit from a generous yard/loading area to the front and side elevations as well as a good car parking provision.

ESG CREDENTIALS

The property benefits from the following ESG initiatives:

- LED lighting
- External bike storage
- Electric vehicle charging points
- Wild flower meadow at rear boundary





ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following gross internal floor areas:

Use	GIA Sq m	GIA Sq Ft
Unit 1 Warehouse	2,727.4	29,358
Unit 1 GF Office	28	304
Unit 2 Warehouse	2,253.8	24,260
Unit 2 GF Office	402.1	4,328
Unit 2 FF Office	384.9	4,143
Sprinkler Tank Room	35.1	378
Total	5,831.6	62,771

SITE AREA

The site area extends to approximately 3.32 acres, reflecting a low overall site coverage of 43%.



TENURE

The property is held by way of two Virtual Freehold titles, both for a term of 999 years from 7th July 2004 until 6th July 3003, each with a head rent of £100 per annum per unit.

TENANCY

The property is let to Limitless Digital Group Limited by way of a renewal lease on the following terms,

Tenant	Size (sq ft)	Lease Start	Lease End	Break Date	Rent Review	Rent (£pa)	Rent (£psf)	ERV (£pa)	ERV (£psf)	Repair	SoC	Comments
Limitless Digital Group Limited	62,771	01/01/2023	31/12/2032	01/01/2028	01/01/2028 (OMRV)	£315,000	£5.00	£423,704	£6.75	FRI	No	Tenant is marketing the assignment of the lease. Three months rent free if break not excersised.

The tenant has been in occupation for 14 years, however they vacated the premises in H1 2026 and are currently seeking an assignment of their lease.

TENANT COVENANT

Established in 2004, Limitless Digital Group is a multi-website online retailer, focusing on two main categories: Bathroom and Heating.

Limitless Digital Group has enjoyed strong growth over the past decade which has been facilitated by acquisitions and organic. Limitless Digital is the parent company of a number of best-selling brands, including Hudson Reed, Best Heating, Big Bathroom Ship and Milano.

The growth of Limitless Digital Group is illustrated by it now having over 20,000 products and over 2,500,000 orders placed in 125 countries.

Headquartered in Burnley, Limitless Digital Group have had a presence in Burnely since 2004 and are extremely well established on Rossendale Road Industrial Estate, where they currently occupy four units.

Limitless Digital Group Limited have a Dunn & Bradstreet rating of 2A2 and have reported the following accounts:

	30/06/2025*	31/12/2023	31/12/2022
Turnover	£153,492,000	£108,042,000	£106,709,000
Pre-Tax Profit	£12,115,000	£13,432,000	£23,000
Tangible Net Worth	£6,074,000	£5,511,000	£2,597,000
Net Current Assets	£4,637,000	£4,379,000	£2,539,000

*FY2025 reflects an 18 month period.



OCCUPATIONAL MARKET COMMENTARY

The North West industrial property market remains strong with particularly good demand in the ‘mid box’ sector (<90,000 sq ft). New build take-up within this bracket in H1 2026 has reached 506,000 sq ft across 23 transactions, more than three times the 158,000 sq ft recorded in H1 2025.

The region continues to see record rental growth across all unit sizes and specifications, influenced by low levels of supply, particularly in Lancashire.

Burnley itself is an established industrial location in the East Lancashire area of the North West. The county of Lancashire is an area traditionally starved of good quality industrial units due to strong occupancy levels and little development pipeline, often overlooked due to developer focus on the areas if Manchester, Warrington and Merseyside. Where new development has taken place to meet this demand, strong rents and take-up levels have been witnessed with minimal void periods.

The only mid box / big box development to meet this demand in Burnley is Frontier Park. The scheme has completed in 2026 and comprises 5 units ranging from 90,000 sq ft – 165,000 sq ft and has already achieved great success with 4 units (93%) now let and achieving headline rents of £8.50+ per sq ft. This underlines the continued strength of occupier demand for good quality space in the Burnley / East Lancashire market.

Date	Address	Tenant	Size (sq ft)	Lease length	Rent (£psf)
Q2 2026	AP107, Bolton	Heritage Windows	107,000	15 (10)	£11.95
Q2 2026	Bredbury Park, Stockport	Fyter Tech	79,259	10 (5)	£10.50
Q1 2026	FP4 Frontier Park, Burnley	CRC Evans	89,400	10	£8.92
Q1 2026	Unit 6B Frontier Park, Blackburn	Forbo	71,220	5	£8.75
Q3 2025	Unit 9 Walker Park, Blackburn	Smile Kitchens Ltd	12,096	10 (5)	£10.50
Q3 2025	Unit 1a Arrow Trading Estate, Audenshaw	Zeus Packaging (UK) Ltd	43,597	10 (5)	£7.02
Q2 2025	FP5 Frontier Park, Burnley	Badgequo Ltd	94,400	10	£8.50
Q2 2025	G1 Stakehill, Middleton	Apparel Brands Ltd	76,833	10 (5)	£8.75
Q3 2024	Imperial 76, Rochdale	Solotech	76,418	10	£9.50
Q1 2024	Unit B Prime Point, Lower Eccleshill Road, Blackburn	Spiroflow Limited	50,977	15 (10)	£8.31



ASSET MANAGEMENT OPPORTUNITIES

The tenant is no longer in occupation and is actively seeking a surrender. Given the low passing rent this provides significant asset management opportunities for a purchaser to benefit from, including:



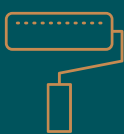
Work with the tenant to find a new occupier on a new lease, capturing immediate reversion.



Opportunity to negotiate an early surrender premium with the tenant.



The tenant has been in occupation for 14 years on FRI terms without a schedule of condition and the purchaser will have the full benefit of any dilapidations claim.



Potential to refurbish the property to a high specification to further enhance the reversionary rental levels.



Reconfigure the property, creating two units benefitting from separate yards and a higher rental tone.



The purchase price is below vacant possession values offering the ability to sell to owner occupiers at a premium.



EPC

The property has an Energy Performance Certificate Rating of C.

A copy is available upon request.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. September 2026. RB&Co 0161 833 0555. www.richardbarber.co.uk

DATA ROOM

Data room access can be provided upon request.

VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern (TOGC).

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A purchase at this level provides an attractive net initial yield of **8.22%** (assuming purchasers costs of 6.51%), and a reversionary yield of **11.05%**.

Low capital value of **£57 per sq ft** (below vacant possession value).

CONTACTS

To discuss the opportunity, or to arrange an inspection please contact:

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