

North West Refurbishment/ Redevelopment Opportunities

DTRE

Unit 1 & Unit 3 / Widow Hill Road / Burnley / BB10 2BQ

[View Location](#)



02 Investment Summary

- Two neighbouring sites of 2.92 acres and 4.83 acres with significant refurbishment/redevelopment potential, subject to planning.
- Prominently located in the centre of Burnley, with excellent connectivity to the M65, M6 and M61.
- Unit 1 comprises a single warehouse unit totalling 88,727 sq ft including a 30,946 sq ft mezzanine.
- Unit 3 comprises a single warehouse unit totalling 142,266 sq ft including a 33,099 sq ft mezzanine.
- Available with vacant possession, together or separately.
- Freehold.

Proposal

We are instructed to seek unconditional offers for the freehold interests with vacant possession, together or separately.



03

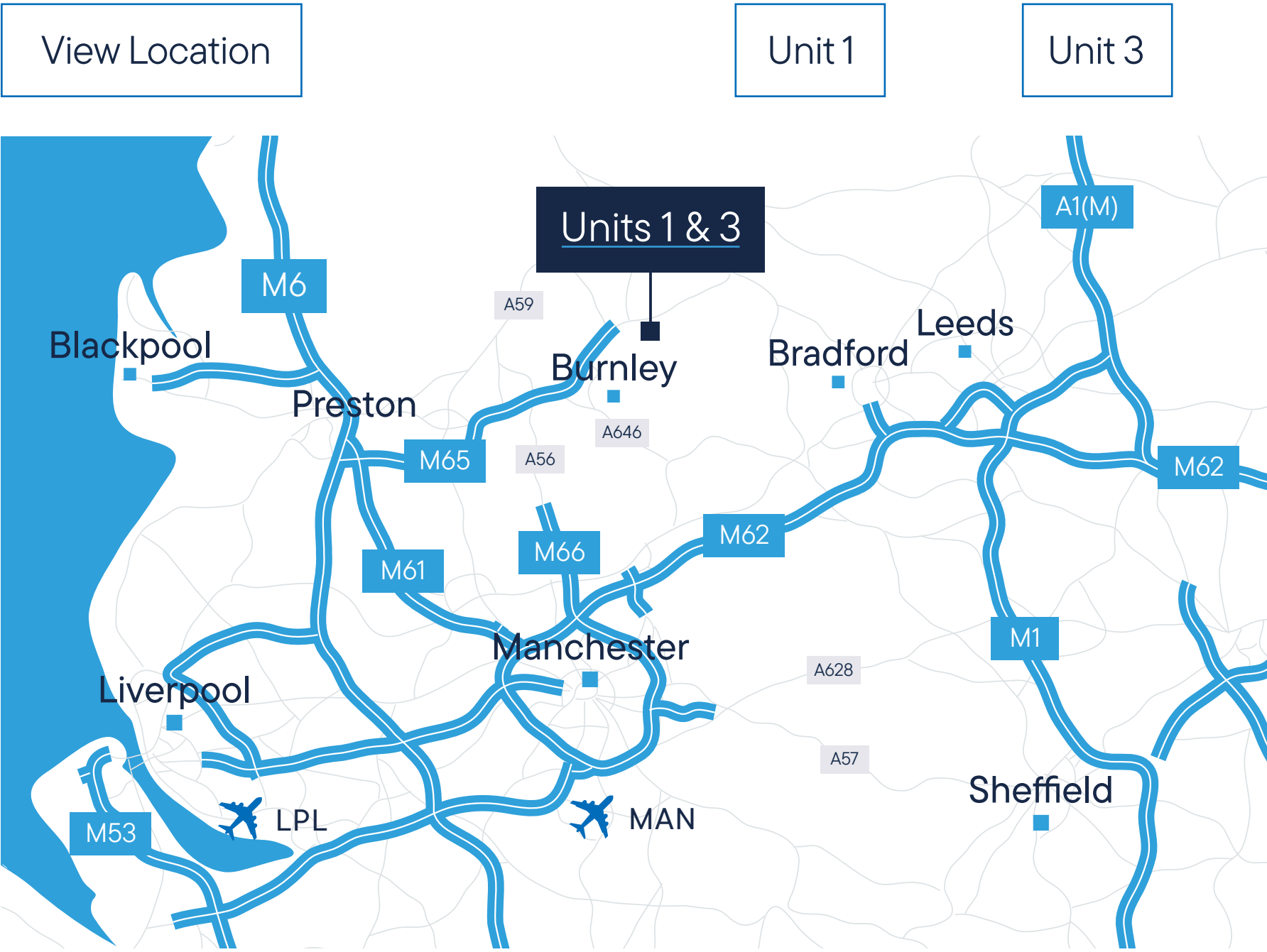
Location

The properties are prominently located in Burnley, an established commercial and administrative centre in Lancashire, North West England. Burnley is strategically situated approximately 29 miles north of Manchester and 38 miles west of Leeds, making it well-positioned to serve both regional and national markets.

Burnley benefits from excellent road connectivity via the M65 motorway, which links directly to the M6 and M61, providing fast access to the wider UK motorway network. The M65 also connects Burnley with neighbouring towns such as Blackburn, Preston and Accrington, enhancing its role as a regional employment hub.

Rail connections are excellent, with Burnley Manchester Road Station offering regular direct services to Manchester Victoria in approximately 45 minutes, as well as connections to Leeds and Preston. The town is also within easy reach of both Manchester Airport, located around 45 miles to the south-west, and Leeds Bradford Airport, 38 miles to the east.

The units are situated within a well-established commercial area, close to key amenities and services, and benefits from a significant regional labour pool, particularly in the textile, distribution and logistics sectors. The property’s location supports its role as a critical operational centre for the business.



TRANSPORT LINKS	MILES	MINS
M65 J11	2.2	12
Burnley Man Rd Train Station	2.4	12
M62 J18	20	42
M6 J29	25	35

AIRPORTS	MILES	MINS
Leeds Bradford Airport	38	88
Manchester Airport	45	90

LOCATIONS	MILES	MINS
Preston	27	35
Bradford	30	79
Manchester	29	80
Leeds	38	92



3,500,000
people can be reached within
a 60-minute drive

04
Site Plan



Areas

Unit 1	GIA (sq ft)	Unit 3	GIA (sq ft)
Warehouse	51,855	Warehouse	90,029
Office	5,926	Office	19,138
Mezzanine	30,946	Mezzanine	33,099
Total	88,727	Total	142,266

05
Specification

Unit 1

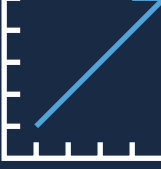
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Eaves Height
4m-7m
- 

Dock Doors
3
- 

Car Parking Spaces
40
- 

Lighting
LED
- 

Sprinkler System
- 

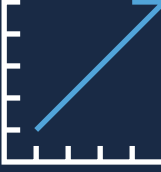
Large Secure Yard
- 

Site Area
2.92 acres



Unit 3

- 

Eaves Height
6m
- 

Secure yard
- 

Dock Doors
3
- 

Level Access Doors
2
- 

Car Parking Spaces
c.100
- 

Lighting
LED
- 

Sprinkler System
- 

Site Area
4.83 acres



VAT

The property has been elected for VAT and therefore VAT will be payable on the purchase price.

EPC

Available on request.

Tenure

Freehold

Data Room

Access is available upon request.

Proposal

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INVESTMENT

Tom Sarjant

✉ tom.sarjant@dtre.com

☎ 07496 881 254

Steph Lindley

✉ steph.lindley@dtre.com

☎ 07901 332 311

Charlie Spilsbury

✉ charlie.spilsbury@dtre.com

☎ 07894 984 580

OCCUPATIONAL

Andrew Lynn

✉ andrew.lynn@dtre.com

☎ 07795 107 469

Matt Styles

✉ matt.styles@dtre.com

☎ 07701 275 588

Further info – to include energy performance certificates and data site access is available upon request.

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