

Short-Term Sale & Leaseback / Vacant Possession Opportunity

DTRE

Debenhams Group / Heasandford Industrial Estate / Widow Hill Road / Burnley / BB10 2BQ

[View Location](#)



02 Investment Summary

- Substantial vacant possession or short-term sale and leaseback opportunity comprising Debenhams Group's facility in Burnley.
- Modern high specification e-commerce facility, arranged across 3 units, totalling 1,832,400 sq ft including mezzanines.
- Located in Burnley, a strategic North West logistics hub with excellent motorway and rail connectivity.
- Significant potential for future asset management and value creation.
- Offered with a vacant possession or short-term leaseback to Boohoo Group plc — a market leading online fashion retailer.
- Substantial 16 acre site.
- Freehold.

Proposal

We are instructed to seek unconditional offers for the freehold interests with vacant possession or short-term leaseback.

Alternative structures and offers on part will be considered.



03
Location

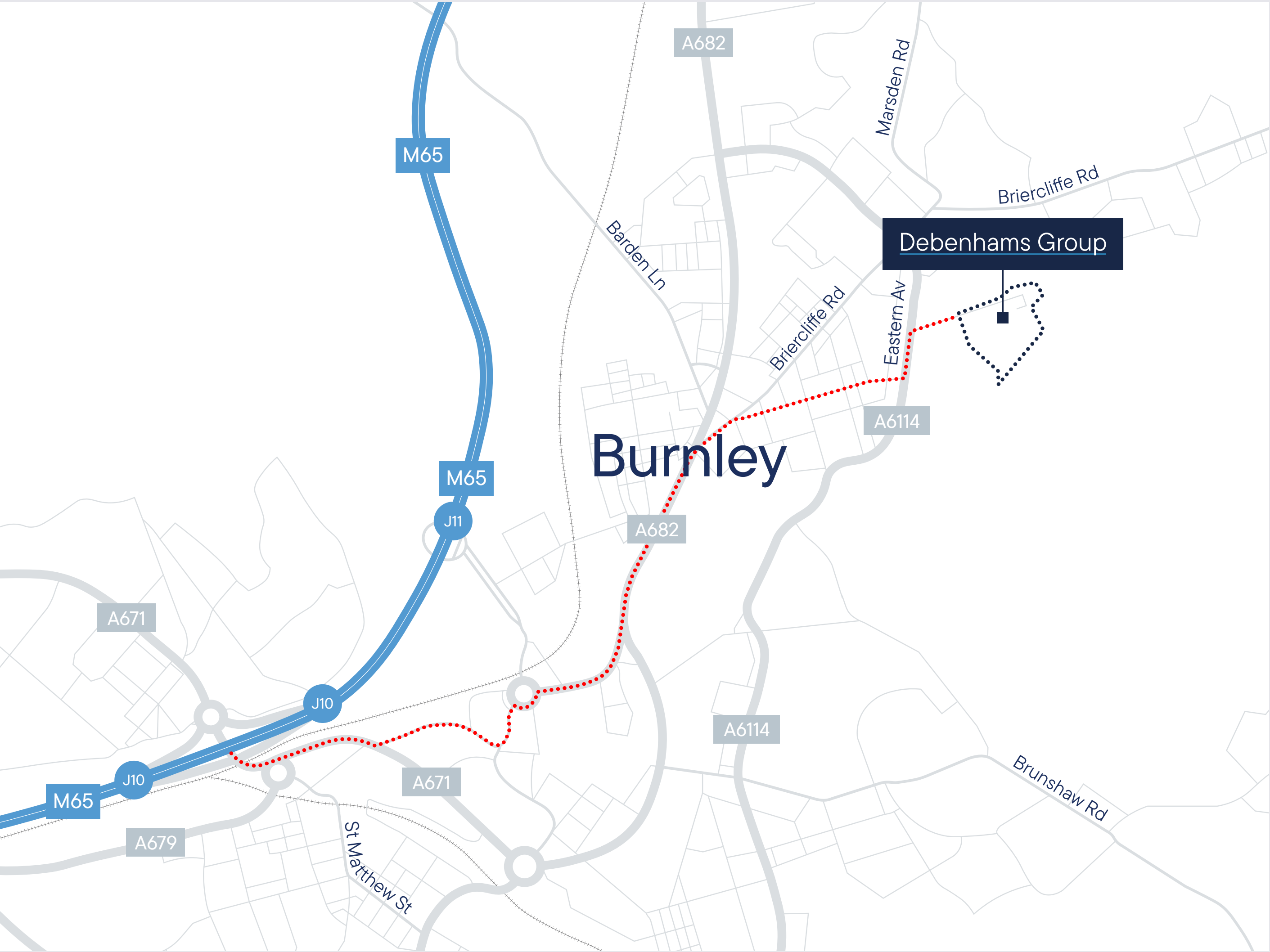
The property is prominently located in Burnley, an established commercial and administrative centre in Lancashire, North West England. Burnley is strategically situated approximately 29 miles north of Manchester and 38 miles west of Leeds, making it well-positioned to serve both regional and national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

Burnley benefits from excellent road connectivity via the M65 motorway, which links directly to the M6, M61 and M66, 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, providing extensive domestic and international flight options.

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.

[View Google Maps](#)



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

Debenhams



Burnley
Central

M65
J11

Evan Halshaw
Burnley

Ford Transit
Burnley

Elite Coatings
International

Safran
Nacelles

Training 365
Limited

BCW Design
& Manufacture

ZZen
Engineering

Innovation
Drive

Hycrome
Europe

Peter Scott
Printers

Ridgewood
Community
High School

Sir John Thursby
Community
College

Debenhams

Debenhams

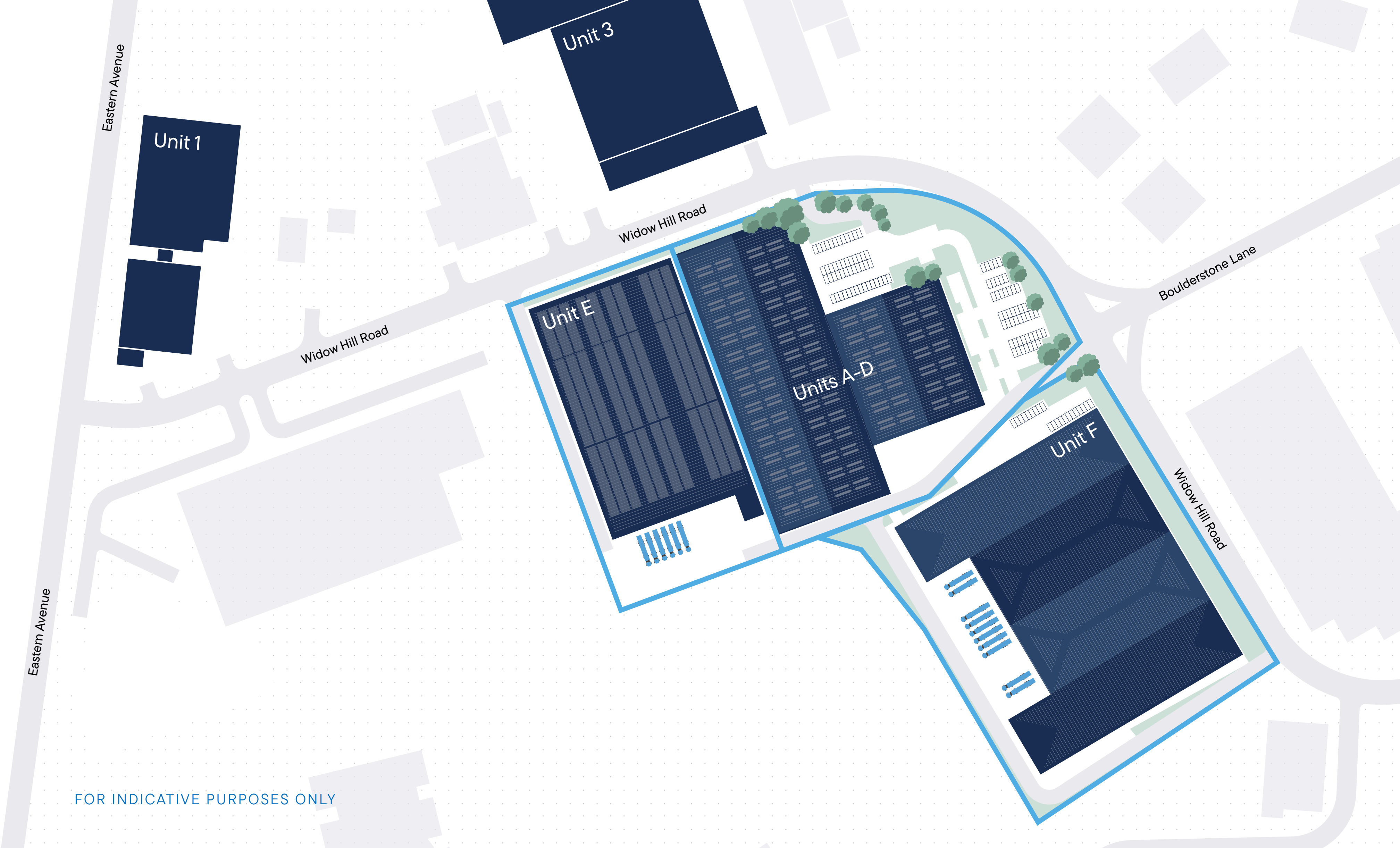
My New Sofa
LTD

Heasandford
Industrial
Estate

05 Site Plan

The Property is comprised of three interconnected units – Units A-D were constructed in the 1990’s and comprise warehouse accommodation with ancillary office accommodation of steel portal frame construction. A single mezzanine is installed throughout the building.

Units E & F were developed in 2014-2017 and provide modern warehouse accommodation with 5 storeys of mezzanine housing a large-scale, multi-phase automated fulfilment operation.



Accommodation

Total 1,832,403 sq ft

Units A-D	GIA (sq ft)
Warehouse	130,851
Office	19,171
Mezzanine	199,884
Total	269,906

Unit E	GIA (sq ft)
Warehouse	103,161
Office	-
Mezzanine (5 storey)	470,329
Total	573,490

Unit F	GIA (sq ft)
Warehouse	164,822
Office	4,515
Mezzanine (5 storey)	819,671
Total	989,009

06
Specification



Unit A-D



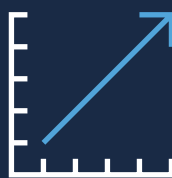
Construction
1980's



Eaves Height
6m



Level Access
4



Yard Depth
33m



Office Content
7%



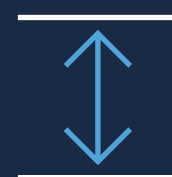
Secure site
extending to
6.08 acres



Unit E



Dock Level
8



Eaves Height
22m



Level Access
1



Yard Depth
40m



PV
Panels



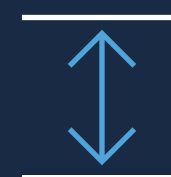
Secure site
extending to
3.53 acres



Unit F



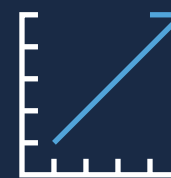
Dock Level
15



Eaves Height
22m



Level Access
1



Yard Depth
28m



PV
Panels



Secure site
extending to
6.36 acres

07 Tenancy

Available with vacant possession or short term leaseback. Further detail upon request.

Current Operation

Debenhams Group is a leading online fashion retailer focused on affordable and trend-led clothing, targeting primarily the 16–30 demographic. The company designs, sources, markets, and distributes a wide range of own-brand apparel, footwear, accessories, and beauty products through its direct-to-consumer e-commerce platforms.

These units have served as the primary distribution centres for brands, including PrettyLittleThing, Nasty Gal, Karen Millen, Coast, MissPap, and Debenhams.com, providing multi-brand reach across various market segments in the UK and internationally.



Covenant

Debenhams Group is a UK-based online fashion retailer founded in 2006 by Mahmud Kamani and Carol Kane. Headquartered in Manchester, Debenhams Group has expanded rapidly over the years and owns several popular online fashion brands including PrettyLittleThing, Nasty Gal, MissPap, Karen Millen, Coast and formerly Boohoo, the business.

The business rebranded as Debenhams Group in Q1 2025. Debenhams Group continues to be a major player in the UK fashion e-commerce sector.



Debenhams boohoo



08 Photography



Unit A-F



Unit F



Unit A-F



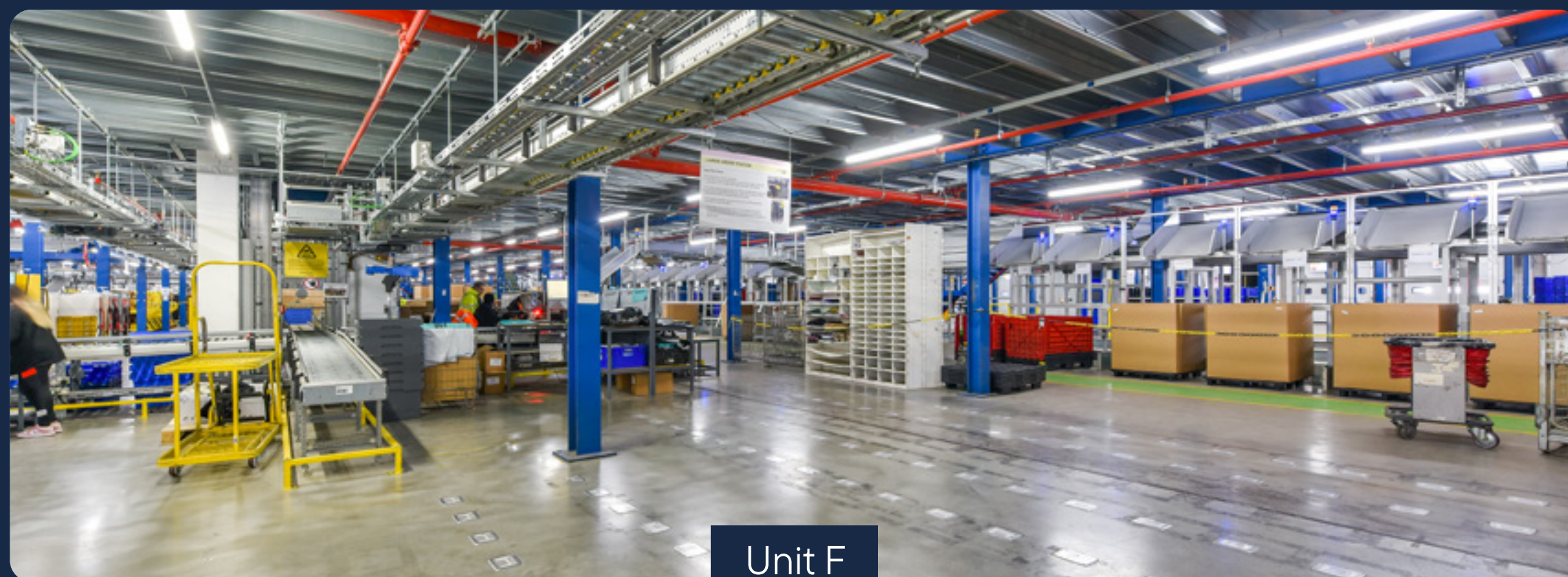
Unit A-F



Unit F



Unit A-F



Unit F



Units A-E



Unit A-E

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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DTRE

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

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