









TO LET



Three Stunning Office Suites Available With On Site Parking

Union Mill, Watt Street, Sabden, Clitheroe, Lancashire, BB7 9ED

-  Newly converted office facility set in picturesque countryside location
-  Three self-contained offices now available for immediate occupation
-  Quality bathrooms, showers and fully equipped modern kitchen
-  High quality finish with LED sensor lighting, thermostatically controlled electric heating, brand new carpets, feature glazing and dado trunking
-  Historic stone building retaining many original features
-  Large windows providing excellent natural light and exposed stone & brickwork
-  Courtyard breakout area in a stunning Ribble Valley countryside location
-  1 GB internet available

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

Union Mill Business Centre is located on Watt Street in the heart of Sabden Village nestled in the stunning Ribble Valley at the foot of Pendle Hill.

The Business Centre is within a 15 minute drive of Burnley and a 10 minute drive of both Clitheroe and the village of Whalley.

Description

A stone-built former weaving mill sympathetically converted into a modern and vibrant Business Centre in a stunning countryside location. The Business Centre is nestled at the foot of Pendle Hill in the picturesque Ribble Valley village of Sabden, which is within a short drive of Clitheroe and the village of Whalley.

The Business Centre has been refurbished to exacting standards with 3 high-quality self-contained office suites being available for immediate occupation. The offices benefit from excellent natural light boosted by LED lighting, modern grey carpets throughout, brand new toilet facilities, a shower room and two modern fitted kitchens.

The courtyard offers seating providing an excellent breakout area for staff to enjoy the spectacular views and countryside air.

The monthly payment includes rent, all services, buildings insurance, the cleaning & maintenance of the communal areas, toilets and kitchens. The ingoing tenants are also likely to benefit from small business rates relief, further information relating to this is available from our office.

Accommodation

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	RENT PCM	SQ FT	SQ M
Ribble Suite	£399 + VAT	231	21.5
Union Suite	£399 + VAT	234	21.8

Terms

The offices are available by way of a new lease for a minimum term of 12 months.

Vat

We have been verbally informed that the rent in relation to each office is subject to VAT at the prevailing rate.

Business Rates

We expect the occupier of each office should benefit from 100% rates relief as part of the Government's small business rates relief scheme. It is however dependent on the tenant's circumstances and all interested parties must contact Ribble Valley Borough Council on 01200 425111 to confirm all the necessary details.

Outgoings

In addition to the monthly payment and any business rates liability, tenants will be responsible for their own broadband/phone package.

Services

The offices have the benefit of heating, electricity, lighting and use of communal toilets, a shower room and fully equipped kitchens.

Service Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

Legal Costs

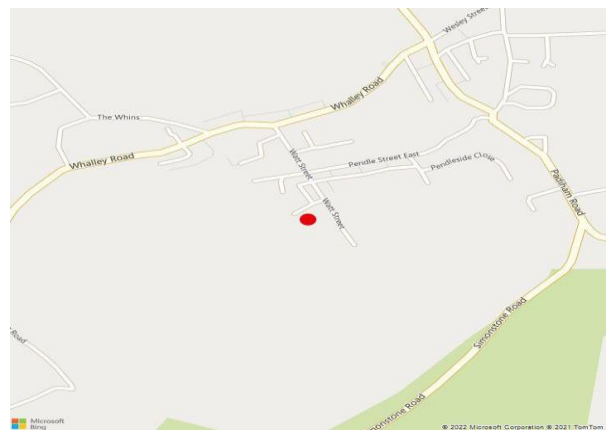
The Landlords will provide a standard Tenancy Agreement and no costs will be required for the preparation of this document.

Viewings

Please contact:
Kelly McDermott
kelly@whiteacres-property.co.uk
01282 428486

Jonathan Wolstencroft
jonathan@whiteacres-property.co.uk
01282 428486

Whiteacres Property
Church House, 10 Church Street, Padiham, BB12 8HG





Available Units:

