

TO LET



Well presented workshop unit extending to approximately 3,200 sq ft

Unit B7 Lower Clough Business Centre , Pendle Street, Barrowford, BB9 8PH

- ❁ Workshop/warehouse unit extending to approximately 3,200 sq ft now available in village location
- ❁ Large electric loading doors, fluorescent lighting and small private office
- ❁ Popular village location being available for immediate occupation
- ❁ Well appointed accommodation with good natural light
- ❁ Ideal for manufacturer, engineer or warehouse and distribution
- ❁ No VAT payable in addition to the rent

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

Location

Lower Clough Business Centre is located on Pendle Street in the popular village of Barrowford close to junction 13 of the M65 motorway.

The business centre is within walking distance of Barrowford village with other companies in the vicinity including, Merc Engineering, Martin Starkie Photography and Simplex Marketing.

Description

A northlight mill unit located in the popular village of Barrowford being close to junction 13 of the M65 motorway.

The workshop offers fully open plan accommodation small office/store with electric loading doors, painted floors, fluorescent lighting and good natural light.

The property has loading from a communal corridor and access to male and female toilets.

Accommodation

DESCRIPTION	SQ FT	SQ M
GIA	3,200	297.28

Price

£16,000 per annum

Vat

We understand the rent quoted is not subject to VAT.

Business Rates

Business rates to be assessed.

The prospective tenant may benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property including water rates and a contribution towards the overall buildings insurance which will be recharged by the landlords.

Services

The unit has the benefit of mains electricity.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

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