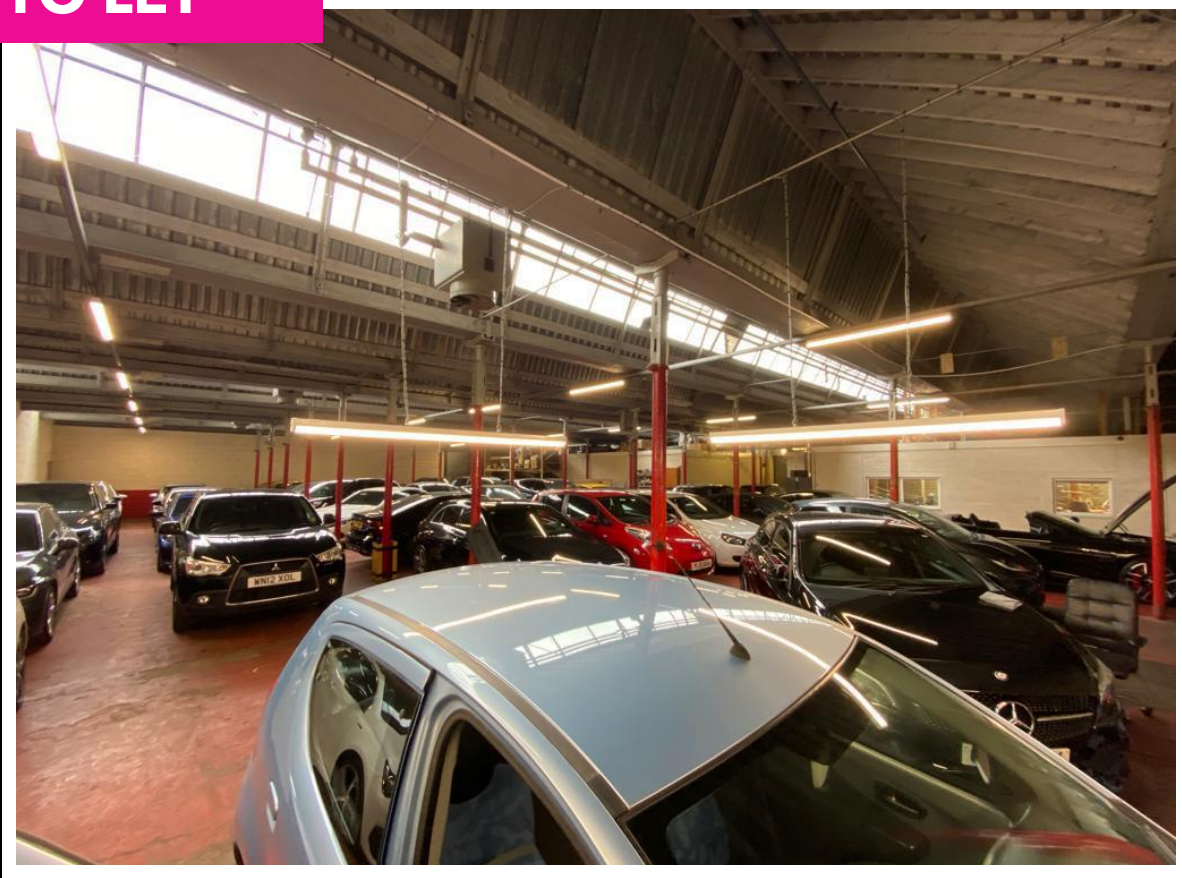


**TO LET**



*Substantial warehouse with offices and private kitchen*

## **Main Unit Lower Clough Business Centre , Pendle Street , Barrowford , BB9 8PH**

- ❁ Large industrial unit/warehouse extending to approximately 8,234 sq ft
- ❁ Ideal for manufacturing, warehousing or workshop uses being available for immediate occupation
- ❁ Popular Village location and close to junction 13 of the M65
- ❁ Well presented property with three loading doors and fluorescent lighting
- ❁ Open plan workshop space with two electric loading doors
- ❁ Three quality offices, private kitchen and separate showroom
- ❁ Large onsite staff car park
- ❁ No VAT payable in addition to the quoting rent

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto: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 quality workshop, warehouse unit now available in the popular village of Barrowford.

The accommodation provides an open plan layout with three electric loading doors, fluorescent lighting and good natural light.

The property includes three private offices and a fully equipped self contained kitchen. There is also a self contained showroom included within the demise.

The property has loading from a communal corridor, a large onsite car park and communal male and female toilet facilities.

## Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	28.8m x 26.5m	8,234.5	764.99

## Terms

The property is available by way of new lease for a term to be agreed at an exclusive rent of £41,000 per annum.

## Vat

The rent in relation to this property is not subject to VAT at the prevailing rate.

## Business Rates

The tenants are likely to benefit from the governments small business rates relief initiative further details of which are available from our office.

## Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property.

In addition the occupier is to contribute towards the overall buildings insurance and the cost of the water rates depending on the number of staff working within the business.

## Services

We understand the property has the benefit of mains electricity and broadband.

## 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

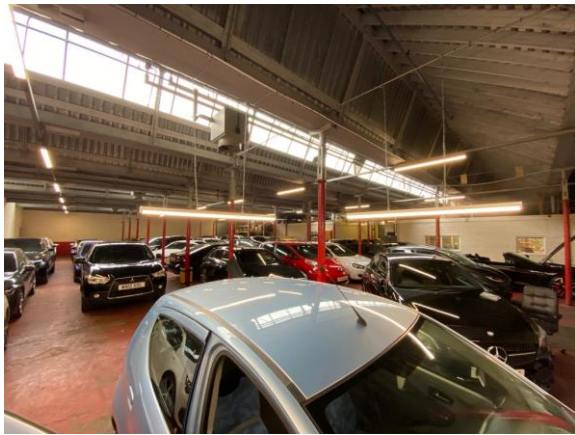
Please contact the agents:

Kelly McDermott  
01282 428486  
[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

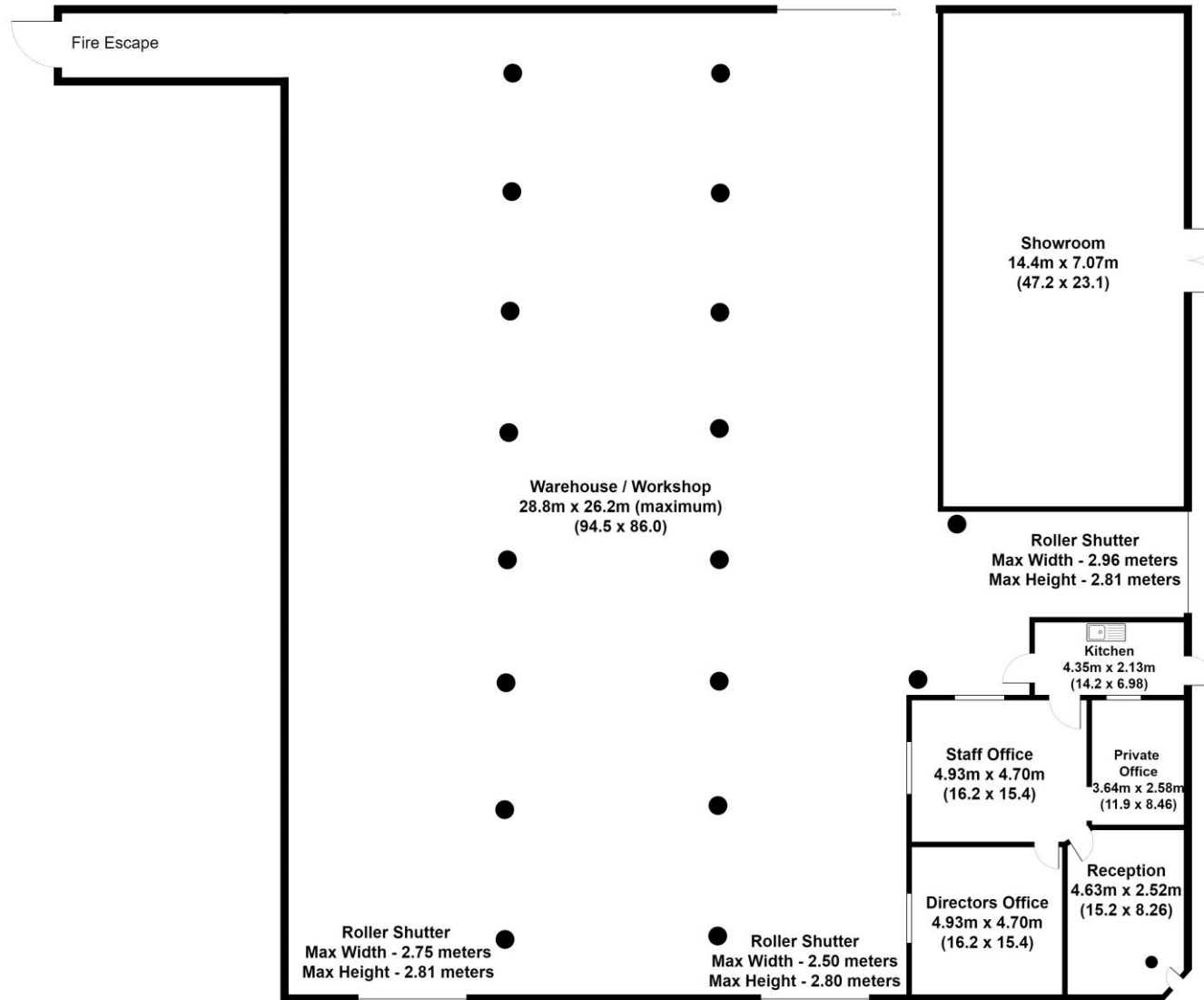
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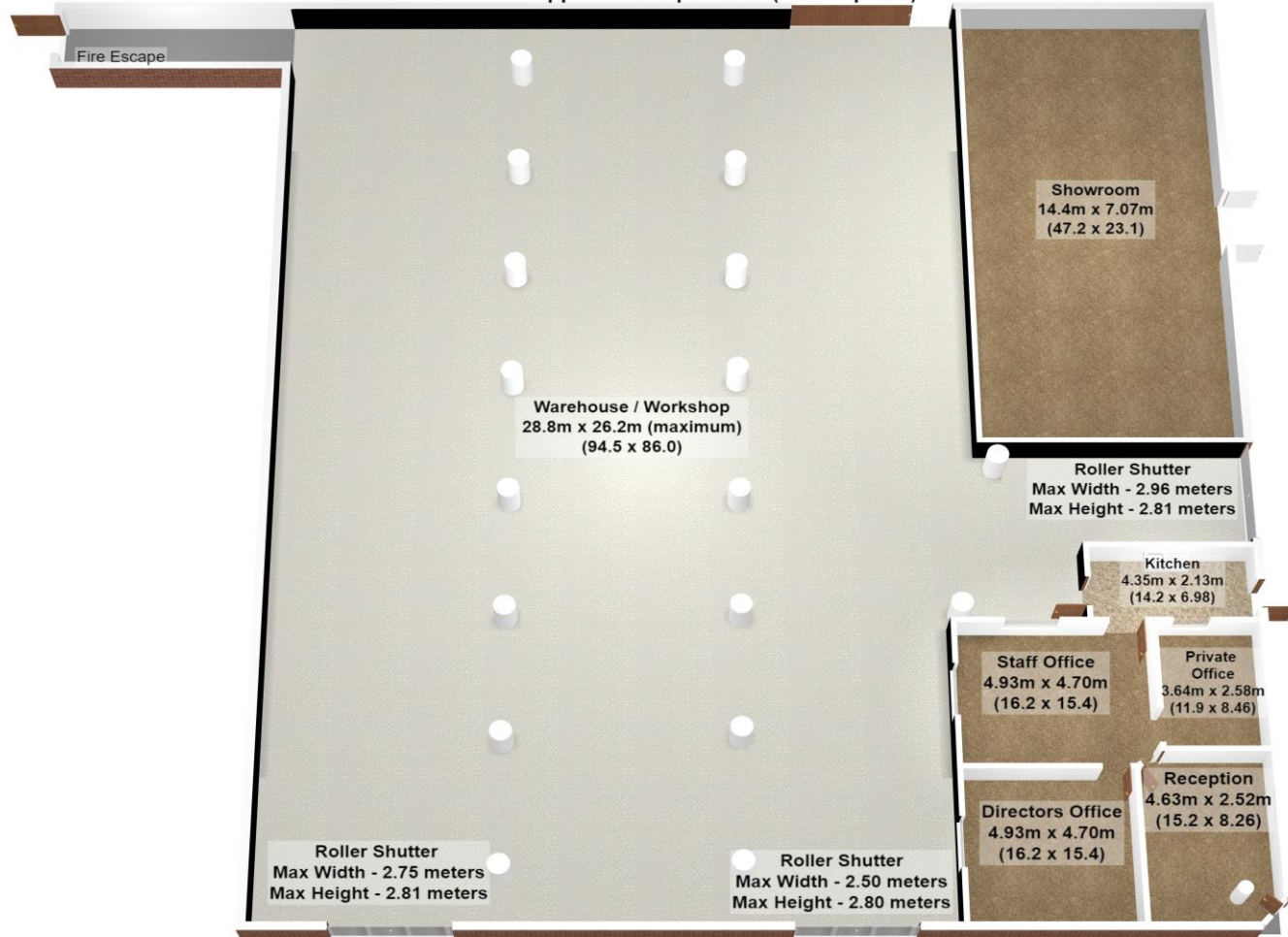


**Ground Floor**  
Approx 755 sq. meters (8127 sq. feet)



**Total area. 755 sq. meters (8127 sq. feet)**  
**For illustration purposes only - not to scale**

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