

TO LET



Workshop, office or light manufacturing space extending to approximately 4,000 sq ft

Unit 8, 9 & 10, Ewood Bridge Mill, Manchester Road, Haslingden, Rossendale, BB4 6LB

- ❁ Substantial and unique office space, offering fantastic natural light and a high quality refurbishment
- ❁ A short drive from the M66 motorway network, with an approximate 30 minutes drive to Manchester city centre
- ❁ Recently renovated property with original internal features, LED lighting, and modern fitted kitchen
- ❁ Available for immediate occupation
- ❁ Substantial basement providing excellent storage space
- ❁ A substantial onsite car park with approximately 25 bays
- ❁ Fantastic connections to Haslingden, Ramsbottom, and Rawtenstall town centres
- ❁ Businesses in the immediate vicinity include the Tesco Superstore, McDonalds, Rossendale Golf Club, and a Shell petrol station forecourt
- ❁ Generously sized industrial unit with roller shutter door
- ❁ Ideal for light manufacturing, gym, office or workshop space

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

Location

The property is located on Manchester Road, which is also known as the B6527 and is the main arterial route to both the village of Edenfield and Haslingden town centre.

Ewood Bridge Mill is a short drive to the M66 motorway network, allowing fantastic connections to Manchester city centre and its surrounding areas.

Local businesses in the vicinity include the Tesco superstore, Rossendale golf club, McDonalds, and a Shell petrol station forecourt.

Description

A high quality, office and industrial premises in a prominent roadside location in Haslingden Rossendale, which is available for immediate occupation.

The former corn and spinning mill is of stone construction and was originally constructed in 1786. The current tenants have completely refurbished the property, but have retained the history and character throughout.

The front of the property mostly comprises of modern open plan office space including three private office / meeting rooms, a spacious reception, W/C facilities, and a large well presented kitchen.

The rear of the mill is equipped with three additional open plan office spaces, and a handy and well sized industrial unit with roller shutter door providing additional storage.

The property has a substantial basement accessed at the side of the property providing excellent additional storage.

Externally, the property offers a substantial car park with approximately 25 bays.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Reception	91.4	8.4
Main Office Space	1,476.5	137.5
2x Offices	317.4	29.5
Meeting Room	201.3	18.7
Kitchen	113.0	10.4
Store Rooms	143.2	13.3
Industrial Units 1/2	2,087.3	193.9
GIA	4,378.1	406.7

Terms

The site is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £2,500 per calendar month.

Vat

Whiteacres have been advised that the rent relating to this property is subject to VAT however, this information must be checked and verified by a prospective tenant prior to making any legal commitment.

Business Rates

We have been informed by the valuation office website that the rateable value for the property is £14,305, with the approximate rates payable being £7,138.

The prospective tenant must contact Rossendale Borough Council on 01706 217777 to check and verify this information.

Outgoings

In addition to the rent, business rates and utilities, the ingoing tenants are to be responsible for the buildings insurance cost which is approximately 10% of the monthly rent plus VAT, this may be subject to change.

Services

We understand the property has the benefit of mains electricity, water and gas.

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

Aaron Pilling

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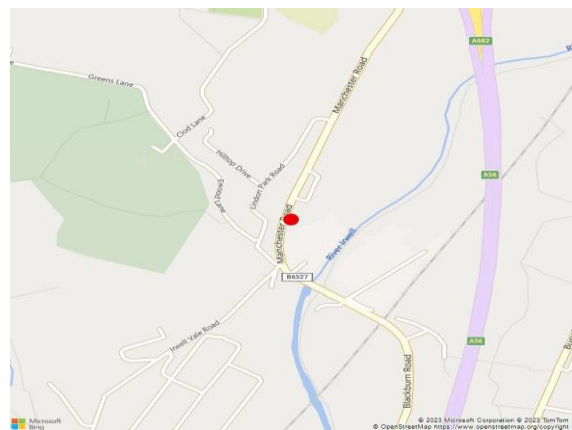
Whiteacres Property

Church House,

10 Church Street,

Padiham,

BB12 8HG



HIGH SPEC OFFICE SPACE WITH INDUSTRIAL UNIT

Approx 406.7 sq. meters (4,378.1 sq. feet)

