










**TO LET**



*High quality industrial units available extending from 1,200 to 1,623 sq ft*

## **Industrial Units Riverside Mill, Fleetwood Road, Padiham, Burnley, BB12 8DG**

-  Four high quality industrial units available extending from 1,209 to 1,623 sq ft
-  Electric loading doors with separate reinforced steel personnel entrance
-  Ideal for small/growing businesses and contractors
-  Units available for immediate occupation
-  No VAT and free business rates for eligible tenants
-  Recently renovated units with new W/C facilities
-  Newly installed LED lighting and fire alarm system
-  Popular Padiham location within close proximity to Lidl, Boyes, Harry Garlick's and Tesco superstore
-  In close proximity to the M65 motorway network

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

Riverside Mill is located on a small but well established industrial estate which is accessible via Fleetwood Road and Lune Street, in the popular and upcoming town of Padiham.

Padiham is a small town on the outskirts of Burnley and is located within a mile of the M65 motorway network.

Other businesses in the immediate vicinity include Lidl, Boyes, Harry Garlick's, and Tesco superstore.

## Description

Quality, well presented workshop / industrial units which are available for immediate occupation in the popular town of Padiham on the outskirts of Burnley.

The units are within the newly renovated Riverside Mill which is of Northlight construction and provides excellent natural light throughout, open plan unit space, and brand new private W.C. facilities.

Each unit has the benefit of electricity and mains water a long with brand new features such as electric roller shutter doors, steel personnel entrances, and LED strip lighting.

Externally the units can be accessed by a communal gated yard on Lune Street or via a roller shutter door on Fleetwood Road. Both entrances have nearby car parking, non restrictive on street parking, and space for goods vehicles.

## Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 22	12.6m x 11.8m	1,598.3	148.48
Unit 24	12.6m x 12.0m	1,623	150.78
Unit 25	18.0m x 6.25m	1,209.5	112.36
Unit 26	18.1m x 6.29m	1,221.5	113.48

## Terms

The units are available by way of a new lease for a term to be agreed at the following rents: -

Unit 22 - £925pcm

Unit 24 - £925pcm

Unit 25 - £850pcm

Unit 26 - £850pcm

## Vat

We have been informed that the rent will not be subject to VAT at the prevailing rate.

## Business Rates

To be assessed.

## Outgoings

In addition to the rent, buildings insurance and the business rates liability the tenants are to be responsible for all services connected to the property including water and electricity rates.

## Services

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

## 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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Whiteacres Property

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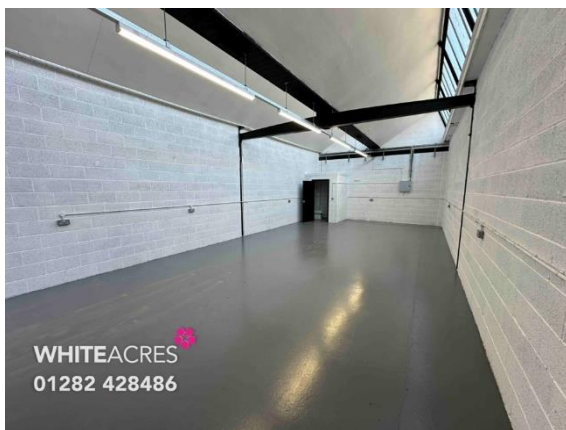
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