

TO LET



Industrial warehouse and quality office space extending to approximately 4,440 sq ft

Front Unit 13-17 Habergham Mill, Coal Clough Lane, Burnley, BB11 5BS

- ❁ Open plan workshop/warehouse space with external loading door extending to approximately 4,440 sq ft
- ❁ Single storey office block with good natural light, private office and modern kitchen
- ❁ Good access to both junctions 9 & 10 of the M65 motorway and within a short drive of Burnley town centre
- ❁ Large onsite communal car park
- ❁ Fluorescent lighting, 3 phase electricity and concrete floors
- ❁ Discounted business rates for eligible tenants and no VAT payable
- ❁ Available for occupation from the 1st May 2024
- ❁ Ideal for warehouse and distribution business

NO CAR OR VEHICLE RELATED USES CONSIDERED

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

Location

The unit is located at the front of Habergham Mill which is positioned off Coal Clough Lane close to the junction with Rossendale Road.

The mill is within a short drive of both junctions 9&10 of the M65 motorway and approximately two miles from Burnley town centre.

The property is in a mainly residential location with amenities available in the immediate vicinity.

Description

An open plan workshop unit positioned at the front of Habergham Mill being ideal for manufacturing or warehousing.

The warehouse offers a fully open plan layout with a roller shutter door and has fluorescent lighting, 3 phase electricity and a refurbished roof.

The premises has an open plan single storey office block at the front of the mill providing an open plan suite together with private office and modern kitchen.

The workshop has excellent natural light with a minimum internal height of 3.6 metres and both male and female toilet facilities.

Habergham Mill has a large onsite communal car park providing excellent staff parking.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse (comprising of open plan workshop and two toilets)	27.9m x 12.7m	3,711	344.7
Office Block (comprising of open plan office, private office and modern kitchen)	12.7m x 5.3m	729.8	67.8
GIA		4,440.8	412.5

Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed at a rent of £2,200 per calendar month.

Vat

Whiteacres have been advised that the rent in relation to this property is not subject to VAT.

Business Rates

The business rates for the property are to be assessed.

Please contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any Business Rates liability the ingoing tenants are to be responsible for all services connected to the property including water rates, the estate service charge and the buildings insurance which will be recharged by the landlords.

Services

The property has the benefit of mains water and 3 phase 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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