

TO LET



Open plan workshop unit in the popular market town of Colne extending to approximately 2,756 sq ft

Unit 3 & 4A, Garden Vale Business Centre, Greenfield Road, Colne, BB8 9PD

- ❁ Open plan workshop unit extending to approximately 2,756.4 sq ft (256.4 sq m)
- ❁ Available for immediate occupation and is ideal for various uses
- ❁ Fluorescent lighting, single phase electricity, gas space heating and concrete floors throughout
- ❁ Communal yard for loading and car parking
- ❁ No car or vehicle uses considered
- ❁ Two private office spaces with kitchen and communal W.C. facilities
- ❁ Fantastic access to both the M65 motorway and Colne town centre
- ❁ Competitive rent with free business rates for eligible tenants

NO CAR OR VEHICLE USE CONSIDERED.

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

Location

The workshop premises is located within Garden Vale Business Centre off Greenfield Road close to junction 14 of the M65 motorway.

The property is within half a mile of Colne town centre in a predominately industrial location.

Other businesses in the immediate vicinity include Oddie's Textiles, Emmott's Of Colne and Boundary Mill Stores.

Description

An open plan interconnecting workshop unit which forms part of a multi let mill which has been occupied by Fennel UK Ltd for a number of years.

The property benefits from solid concrete floors, fluorescent tube lighting, electric roller shutter doors, private kitchen, and two spacious offices.

The workshop also has the use of single phase electric, gas space heaters, and communal W.C. facilities making it an ideal site for various uses.

Externally, the unit has a yard area which can accommodate staff parking and loading 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
Workshop 1	10.6m x 9.4m	1,058.3	98.32
Workshop 2	14.7m x 6.9m	1,089.3	101.2
Office	4.8m 4.7m	241.7	22.45
Office	4.8m x 4.1m	210.3	19.54
Store	4.9m x 3.0m	156.8	14.57
GIA		2,756.4	256.07

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £950 per calendar month.

Vat

We have been informed that the rent is not subject to VAT.

Business Rates

We have been verbally informed that the unit has a rateable value of £7,100.

The prospective tenant is likely to benefit from 100% relief in relation to the business rates but must contact Pendle Borough Council on 01282 661661 to confirm they meet the eligibility criteria.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance and water which will be recharged by the landlord, along with any other services connected to the property.

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:

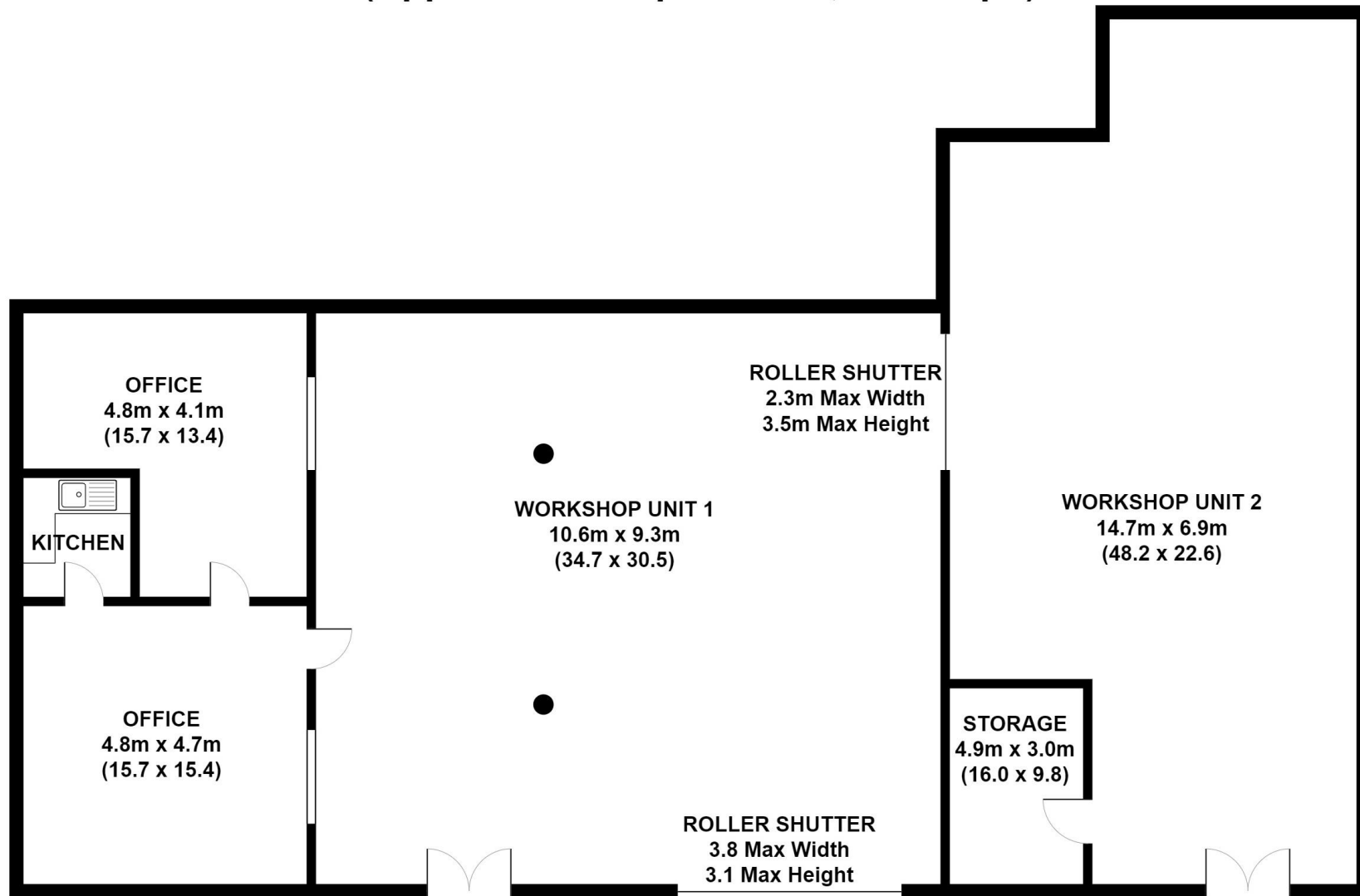
Aaron Pilling
01282 428486
aaron@whiteacres-property.co.uk

Isaac Warriner
01282 428486
isaac@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



SUBSTANTIAL WORKSHOP WITH OFFICES
(Approx 256.4 sq meters 2,756.4 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE