

TO LET



High quality office facility extending to approximately 2342.8 sq ft.

Unit 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 substantial onsite car park with approximately 25 bays
- ❁ A short drive from the M66 motorway network, with an approximate 30 minutes drive to Manchester city centre
- ❁ Businesses in the immediate vicinity include the Tesco Superstore, McDonalds, Rossendale Golf Club, and a Shell petrol station forecourt
- ❁ Recently renovated property with original internal features, LED lighting, and modern fitted kitchen
- ❁ Fantastic connections to Haslingden, Ramsbottom, and Rawtenstall town centres
- ❁ Substantial basement providing excellent storage space
- ❁ Available for immediate occupation

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 facility 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 previous tenants have completely refurbished the property, but have retained the history and character throughout.

The property comprises of modern open plan office space including three private offices/meeting rooms and a spacious reception along with private WC facilities and a large well presented kitchen.

In addition the property has a substantial basement accessed at the side of the property providing excellent storage, and the option to lease two well sized industrial units to the rear of the mill for a term to be agreed.

Externally the property benefits from a substantial car park with approximately 25 bays for both staff and visitors.

Accommodation

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

| DESCRIPTION | DIMENSIONS | SQ FT | SQ M |
|-------------------|------------|---------------|--------------|
| Reception | | 91.4 | 8.49 |
| Main Office Space | | 1,476.5 | 137.17 |
| 2x Offices | | 317.4 | 29.49 |
| Meeting Room | | 201.3 | 18.7 |
| Kitchen | | 113 | 10.5 |
| Store Rooms | | 143.2 | 13.3 |
| GIA | | 2342.8 | 217.6 |

Vat

The rent quoted is subject to VAT.

Business Rates

To be assessed.

For further information please contact Rossendale borough council on 01706 217777

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:

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