



ENCLOSED AND SURFACED YARD SUITABLE FOR A VARIETY OF STORAGE USES

TO LET

Land at Brookside Industrial Estate
Brookside Lane
Oswaldtwistle
BB5 3NY

Size: 0.23 Hectares (0.56 acres)

- Good transport access.
- Secure gated entrance.
- Level site ideal for storage uses.

LOCATION

The site is situated off Brookside Lane, adjacent to Brookside Industrial Estate. Oswaldtwistle and all its amenities are within ¼ mile from the site and the M65 motorway is within approximately 10 minutes driving distance.

DESCRIPTION

A rectangular shaped compound, extending to approximately 0.56 acres. The site is accessed via a secure gated entrance with palisade fencing to the parameter. A level site, ideally suited for a variety of storage uses.

SITE AREA

0.23 Hectares (0.56 acres)

SERVICES

We understand that mains electricity and water are in the near vicinity.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

To be assessed.

RENT

£800 (eight hundred pounds per month).

TERMS

The land is available by way of a new lease for a term to be agreed.

LEGAL COSTS

Each Party is to be responsible for their own legal costs incurred.

VAT

Vat will be charged in addition to the rent at the prevailing rate.

VIEWING

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