

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



GROUND FLOOR OFFICE/RECEPTION

UNIT 14 HABERGHAM MILL COAL CLOUGH LANE BURNLEY BB11 5BS

- DRIVE-IN INDUSTRIAL/STORAGE UNITS
- 411.39 sq. m. (4,428 sq. ft.)

LOCATION

Off Coal Clough Lane to the South West of Burnley town centre, close to the Rossendale Road Industrial Estates. The access road to the mill lies between Cog Lane and Dalton Street. Motorway access being Junctions 9 & 10, M65.

DESCRIPTION

Drive-in unit within a multi-let site. 3.33 m minimum eaves. Roller shutter 3.00m width. 3.01m height.

ACCOMMODATION

<u>Ground Floor</u>		
Office/kitchen	67.15 sq. m.	723 sq. ft.
Warehouse/2 WCs	344.24 sq. m.	3,705 sq. ft.

EXTERNALLY

Shared loading/delivery yard with main parking areas.

SERVICES

All mains services including three-phase electricity are connected. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

Contact the local Commercial Rating Department to confirm rates payable 01282 425011. Small Business Rating Relief may apply.

Unit 14 Rateable Value	
Warehouse	£9,400
Offices	£4,850 (to be reassessed)

TERMS

Available on new internal repairing and insuring leases for a term to be agreed to incorporate regular rent reviews.

RENTAL

Unit 14	£2,214 per month (£6 per sq. ft.)
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BUILDINGS INSURANCE

37p per sq. ft.

VAT

VAT is not charged upon the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

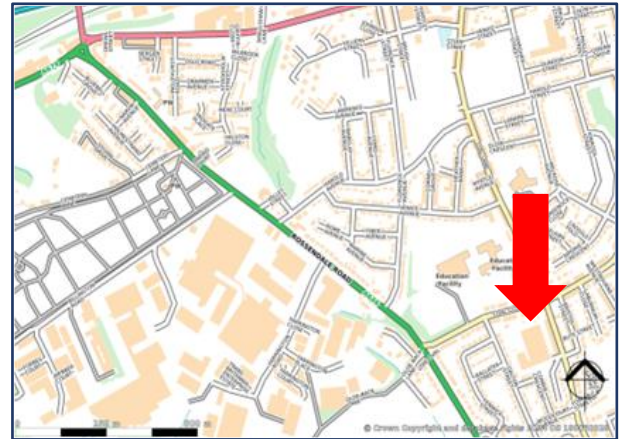
No legal fees for the landlord's standard agreement. Tenant to meet the landlord's legal costs for a formal lease.

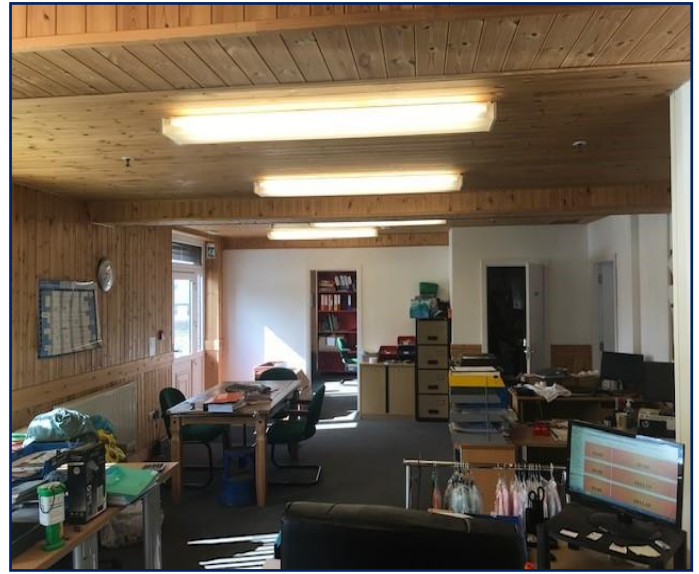
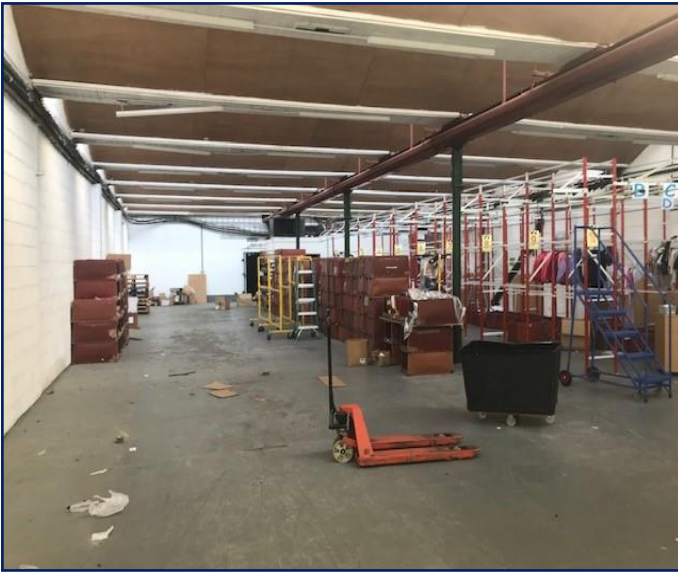
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.





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