

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

**TO LET
DUE TO EXPANSION**



Advance Factory Site Cotton Tree Lane Colne BB8 7BN

- Modern industrial premises with two access doors
- 4,973 sq. ft
- 2,118 sq. yard secured site with car park
- Potential extra external storage to rear

LOCATION

On the B6250 Trawden Road to the East of Colne Town Centre and 3.3 miles from Junction 14 of the M65. Travel past the LBS Garden outlet on your left and the Unit is approximately 400 yards on your left.

DESCRIPTION

A single storey industrial premises of portal frame construction with two folding metal concertina doors (3.68 metres width x 3.64 metres height) to a large car park.

Internally the property has walls of concrete block and a central division wall of brick with an internal opening.

The left-hand section incorporates the main pedestrian entrance, reception, kitchen, office and two small stores. The right-hand section has two WCs, office and store. Roof mounted gas space heaters to each section. A pitched insulated roof with minimum eaves 4.24 metres.

Externally walls are reconstituted stone with profile sheet metal cladding above and to the roof which is partly clad with solar panels (see services).

Planning consent was granted in 2021 for a rear extension to the warehouse. Partial works have commenced to include piling and aggregate infill. This provides the opportunity for potential extra external storage. The site is secured by stone walls and palisade fencing.

ACCOMMODATION

Reception, kitchen, two offices, three stores, two WCs, warehouse/manufacture 462 sq. m. (4,973 sq. ft)

EXTERNALLY

A tarmacadam car park and aggregated rear land.

A total site area of approximately 2,118 sq. yards.

SERVICES

All mains services with three phase electric. The electric generated by the solar panels is for the benefit of the tenants.

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

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

RATING

The property has a rateable value of £21,000 qualifying for the small business multiplier threshold rate of 49.9p in the rateable value pound.

Further enquiries should be made to Pendle Borough Council on 01282 661661 to confirm rates payable.

RENTAL

£32,325 per annum (£6.50 per sq. ft.) on a full repairing basis.

VAT

VAT will be charged upon the rental.

BUILDINGS INSURANCE

The tenant to reimburse the landlord for the cost of buildings insurance.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

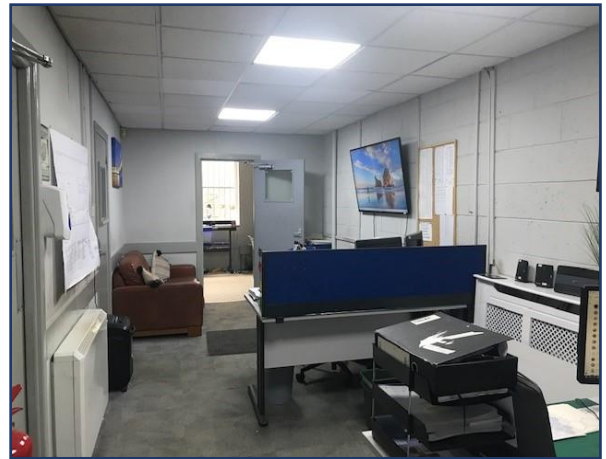
LEGAL COSTS

Each party to pay their own costs.

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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