

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET



**SECOND FLOOR, HIGHERFORD MILL
GISBURN ROAD
BARROWFORD
BB9 6AW**

- 47 SQ MT – 187 SQ MT (506 SQ FT – 2,013 SQ FT)
- CHARACTER OFFICE PREMISES AT THE EDGE OF BARROWFORD
- WOULD SUIT ALTERNATIVE USES SUCH AS ARTIST STUDIO, CRAFTS OR LEISURE
- CONTRACT PARKING AVAILABLE WITHIN CLOSE PROXIMITY

LOCATION

Higherford Mill is situated at the edge of Barrowford with all the amenities of the village within one mile.

The property is located on Gisburn Road (A682) at its junction with Foreside.

DESCRIPTION

Second floor suite of offices within a character Grade II listed building.

Higherford Mill is of traditional stone construction beneath a pitched slate roof.

Access to the offices is from the frontage to Gisburn Road.

The offices/ studio are located on the second floor in two open-plan areas which can be let separately if required.

The second floor also provides a private w/c for the benefit of any tenant.

There is a goods lift which serves the multi-storey section and is available to all tenants.

ACCOMMODATION

Main Office 140 sq m / 1,507 sq ft

Smaller Office 47 sq m / 506 sq ft

Total Net internal floor area 187 sq m / 2,013 sq ft

All areas are quoted on a net internal basis.

PARKING

There is a small forecourt to the front of Higherford Mill with parking also available on Gisburn Road.

Alternatively, within 100 yards is a carpark owned by the landlord to the rear of Malt Kiln, where contract spaces are available by separate negotiation.

SERVICES

All mains' services are available. The offices are heated by way of a gas-fired hot water central heating system.

Utilities will be invoiced via a landlord's supply.

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

PLANNING

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

RATING

The property will have to be assessed upon occupation.

RENTAL

£8 per sq ft.

The rental is quoted exclusive of VAT.

The rental is inclusive of any service charge provision for management and maintenance of the common internal areas.

LEASE TERMS

The offices are available by way of an internal repairing and insuring lease for a term to be agreed.

ENERGY PERFORMANCE CERTIFICATE

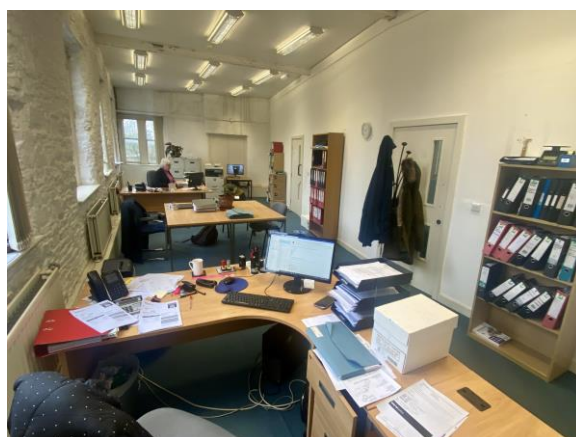
An Energy Performance Certificate has been commissioned and will be available upon request.

LEGAL COSTS

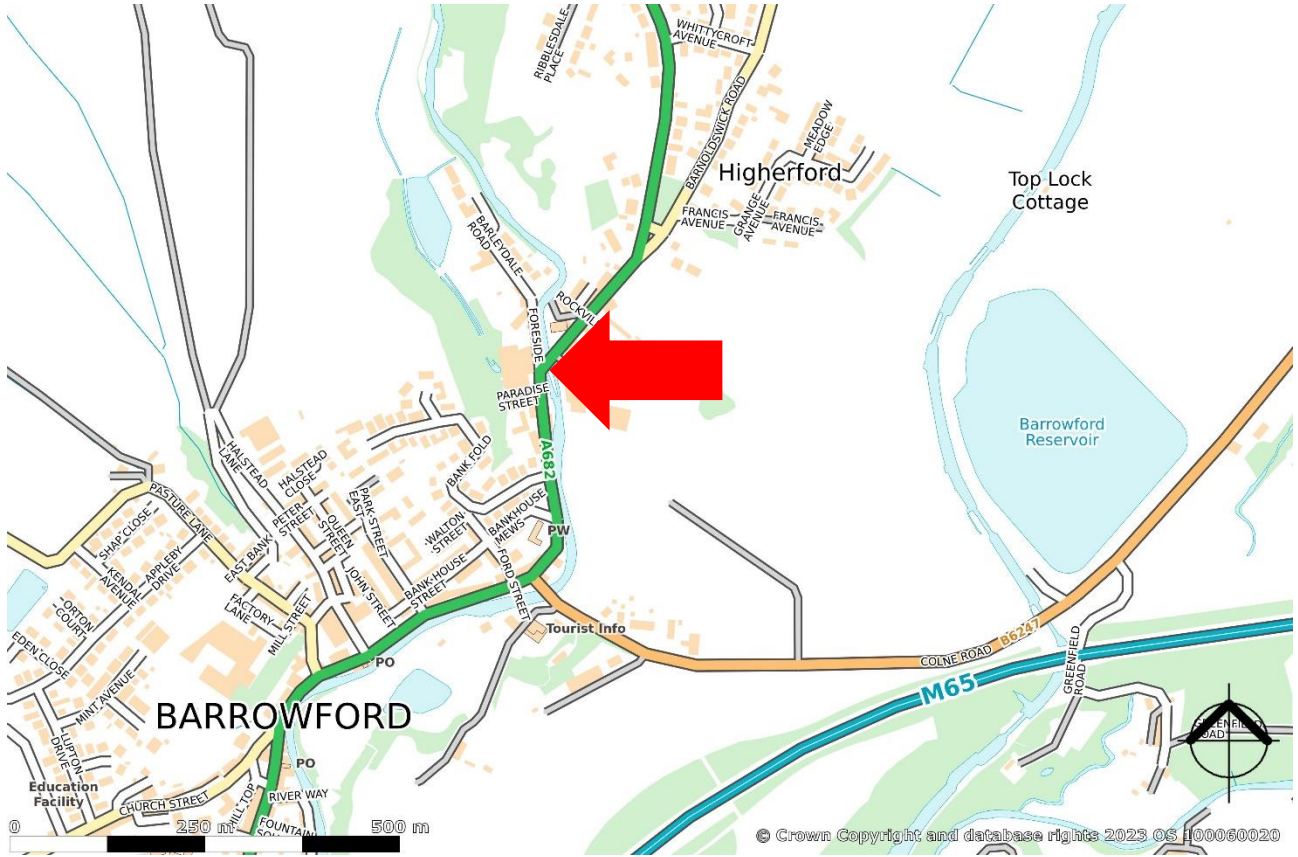
Each party are responsible for their own costs incurred.

VIEWING

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



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