

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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TO LET



**ALEXANDRA WORKS
STONEHOLME ROAD
CRAWSHAWBOOTH
ROSSENDALE
BB4 8BA**

- WORKSHOP PREMISES WITH SEPARATE OFFICE BLOCK
- SUBSTANTIAL POWER
- CRANAGE WITHIN THE WORKSHOP
- LARGE FRONTAL LOADING AREA
- 749.8 SQ M / 8,071 SQ FT

LOCATION

Situated within the Stoneholme Road Industrial Estate, located just off the A682 Burnley Road, at the edge of Crawshawbooth.

The site is approximately 2.5 miles from Rawtenstall town centre and 5 miles south of Burnley. At Rawtenstall, access can be gained to the A56 dual carriage way which connects directly with the M66/M60 motorways. To the north, the M65 is approximately 6 miles distant.

DESCRIPTION

Single-storey workshop premises of predominantly brick elevations beneath a steel frame supported roof. Concrete floor. 7m internal headroom. The property was extended further by way of a steel portal framed structure, which is clad in profiled sheet metal under a profiled sheet-clad roof. 4.2m internal eaves height.

Adjacent to the workshop is a detached former bungalow of stone-faced brickwork elevations beneath a concrete tiled roof. Divided internally to provide three offices, stores and toilets.

ACCOMMODATION

Workshop 684.4 sq m / 7,367 sq ft

Offices 65 sq mt / 700 sq ft

Gross internal floor area 749.8 sq m / 8,071 sq ft

EXTERNALLY

To the front of the property is a large open yard, predominantly concrete surfaced.

SERVICES

All mains' services are connected to the building including 3-phased electricity. Gas-fired hot water central heating system to the office building.

Within the workshop area are a 2-tonne overhead crane, and further pendent cranes of 1-tonne, half-tonne and quarter tonne.

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.

Whilst the property is not listed, it is within a conservation area.

Further enquiries should be directed to the Planning Department at Pendle Borough Council, 01282 661661.

RATING

The property is assessed within Stoneholme Mill and will have to be reassessed upon occupation.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

RENTAL

£30,000 per annum.

VAT

If applicable, VAT will be charged at the current prevailing rate.

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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