

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

TO LET



BOLD VENTURE WORKS STONEHOLME ROAD CRAWSHAWBOOTH ROSSENDALE BB4 8BA

- WORKSHOP PREMISES WITH CRANAGE
- ADJACENT OFFICE BLOCK
- OFFICES AND WORKSHOP COULD BE LET SEPARATELY
- 1,889.50 SQ M / 20,339 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

Manufacturing Building

Steel portal frame construction, with elevations cladding brickwork to approximately 2m and there above in asbestos cement, which was over-clad approximately 20 years ago. The roofs were over-clad with profile sheet metal incorporating insulation between the two claddings.

Internally, concrete floor. 6.1m internal eaves height.

Loading is via a roller shutter door to the end elevation.

Two-Storey Office Building

Predominantly a two-storey stone built structure which has subsequently been extended in brick beneath a concrete tiled roof and was further extended. There are also further extensions via portacabins.

ACCOMMODATION

Manufacturing Building	1,298.3 sq m	13,975 sq ft
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Office Building	591.3 sq m	6,365 sq ft
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Total Gross Internal Floor Area	1,889.5 sq m	20,339 sq ft
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EXTERNALLY

The buildings are located within a security-fenced enclosed site, which provides a loading area, circulation space and parking for approximately 40 cars.

SERVICES

All mains' services are connected to the building including 3-phased electricity. The workshop is heated via gas-fired hot air blower. The offices benefit from a gas-fired hot water central heating system.

Within the workshop area, are full length gantry rails carrying three overhead cranes, 10-tonne, 5-tonne and 2-tonne capacities. There are further 11.5-tonne capacity jib arms around the perimeter of the building.

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 has a current rateable value of £47,500 we are verbally informed by the local authority.

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

£80,000 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.

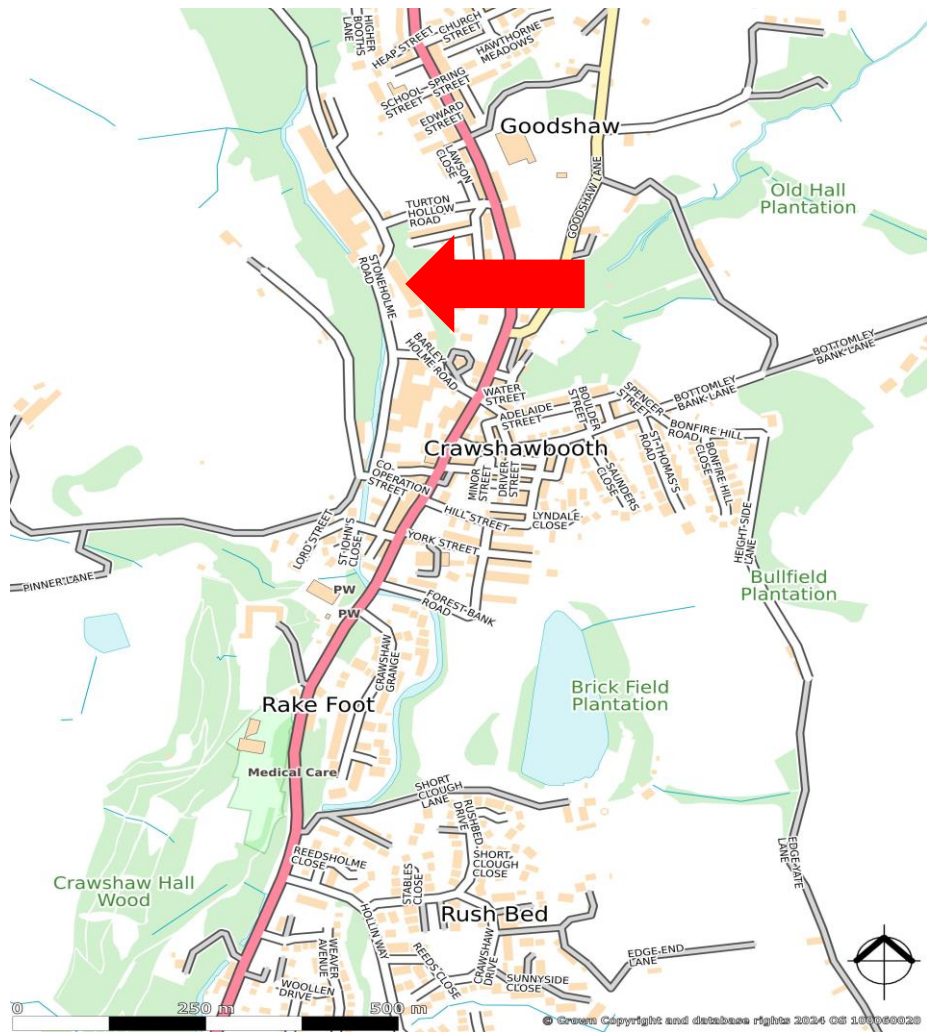
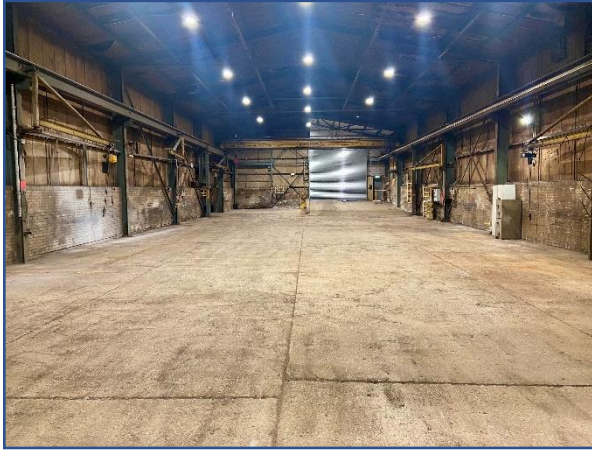
LEGAL COSTS

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
OUR REF MJC LMH 2302.

Email michael@tdawson.co.uk



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