

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



**STONEHOLME MILL  
STONEHOLME ROAD  
CRAWSHAWBOOTH  
ROSSENDALE  
BB4 8BA**

- SUBSTANTIAL WORKSHOP PREMISES WITH CRANAGE
- 2,756.20 SQ M / 29, 668 SQ FT
- LARGE LOADING YARD
- SUBSTANTIAL POWER

## 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

Substantial engineering premises constructed in three parallel bays. The bays are each of steel portal frame construction and clad to the external elevations in insulated profile sheet under an insulated profile sheet-clad roof.

Reinforced concrete floor. 7.9m approximate internal eaves height.

### Gross internal floor area

2,756.2 sq m / 29,668 sq ft

## EXTERNALLY

There is a large open concrete surfaced yard area, providing access to the building via two large roller-shutter doors.

## SERVICES

All mains' services are connected to the building including 3-phased electricity. The workshop is heated via gas-fired hot air blowers.

Within the workshop area, are full length gantry rails in each of the three bays, which carry overhead cranes. In the southernmost bay are 10tonne and 5-tonne cranes, and five half-tonne jib arms. In the centre bay are 10-tonne and 5-tonne cranes, whilst in the smaller northern bay there is a 10-tonne overhead crane.

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 £1,000 we are verbally informed by the local authority; however this does form part of a larger assessment which includes Alexandra Mill. The assessment 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

£120,000 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.

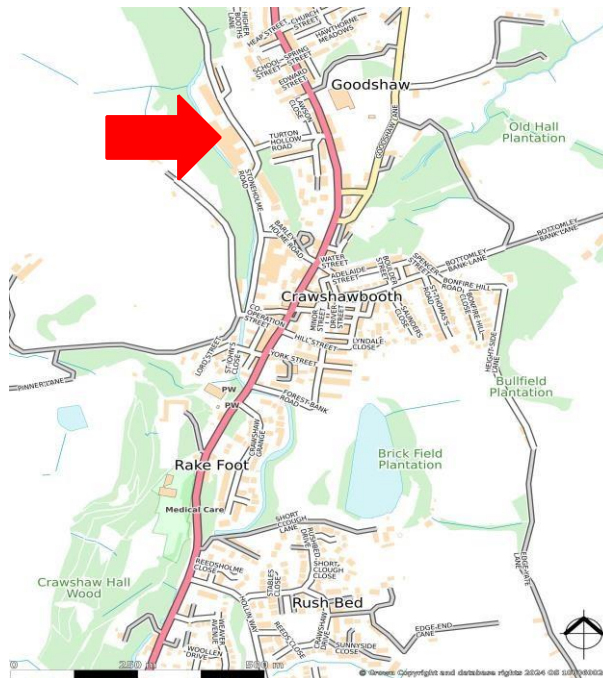
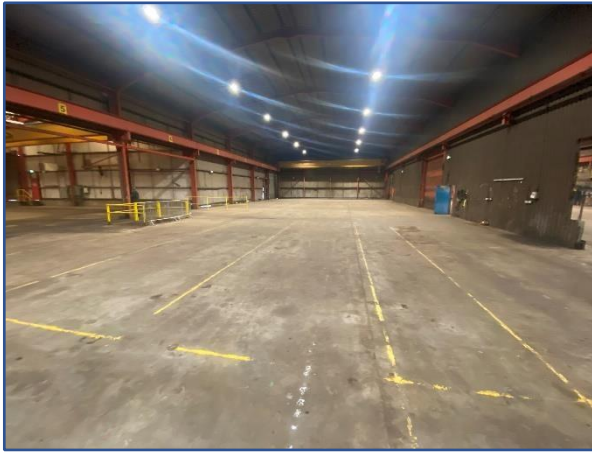
## LEGAL COSTS

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](mailto:michael@tdawson.co.uk)





Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.  
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR DAWSON**  
COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)