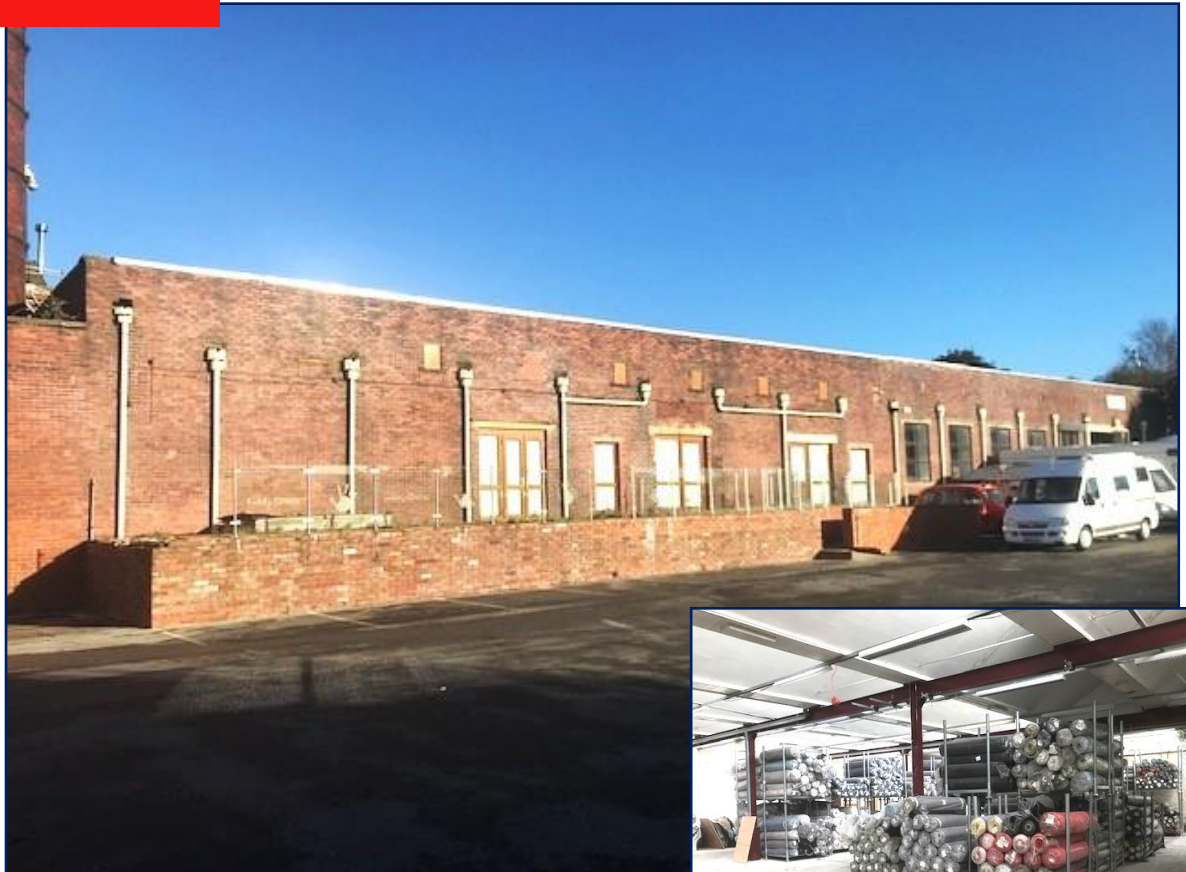


PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

TO LET



KINGS MILL QUEEN STREET BRIERCLIFFE BURNLEY BB10 2HX

- Extensive warehousing/manufacturing accommodation.
- Drive-in access from large car park.
- Flexibility to change unit layout.

LOCATION

Take the Queen Street turning off Burnley Road in the Briercliffe district approximately 2 miles from Burnley centre and opposite the Queen Street Mill Textile Museum.

DESCRIPTION

A substantial former cotton weaving mill of traditional Northlight construction which has been split into individual units. Working height of approximately 3.32 metres. Drive-in shared access from the car park with roller shutter entry off communal corridors.

ACCOMMODATION AND RATING

	Sq. m.	Sq. ft.	Rateable Value
Unit 1B	178.51	1,921	TBA
Unit 2	735.38	7,915	TBA
Unit 7	522.11	5,620	TBA

EXTERNALLY

A large shared car park.

SERVICES

All mains services are available to the building. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

Kings Mill is Grade II Listed. It is the incoming tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

See schedule. Further enquiries to Burnley Borough Council Business Rates on 01282 425011. Discounts under the Small Business Rating Relief Scheme will apply to smaller units.

RENTALS

£5.00 to £6.50 per sq. ft.

VAT

VAT is not charged upon the rental.

LEASE TERMS

Available by way of an internal repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

A service charge of 40 pence per sq. ft.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

There is no charge for the landlord's standard agreement.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.
OUR REF SJ KC 2404.



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