

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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

**TO LET**



## UNITS 6 & 7 SPRING GARDENS BUSINESS PARK SPRING GARDENS ROAD COLNE BB8 8AL

- New Industrial/Warehouse Premises
- 1½ Miles from Junction 14, M65
- Edge of Colne Town Centre
- Each unit 570 sq.m. (6,136 sq.ft.)
- Can be combined

## LOCATION

Situated at the edge of Colne town centre approximately 1½ miles from Junction 14 of the M65.

Colne town centre and all its amenities are within half a mile. The development links with the A56 the main arterial route into Colne from the M65 with access from Shaw Street or Spring Gardens Road.

## DESCRIPTION

New build manufacturing / warehouse units within a larger development at the edge of Colne town centre. The units are of portal frame construction with an eaves height of approximately 6m. Loading is from the front elevation via an up and over loading door. Feature glazed elevations to the entrance area.

The units will be built to a shell ready for occupiers fit out.

Each unit will benefit from frontal loading with ample car parking and loading areas.

## ACCOMMODATION

Unit Six	570 sq.m.	6,136 sq.ft.
Unit Seven	570 sq.m.	6,136 sq.ft.

All areas quoted are gross internal.

## SERVICES

All mains services will be available. It is the prospective purchaser's/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

Planning has been submitted for use Class B2 (General Industrial)/B8 (Storage & Distribution). It is the prospective purchaser's/ingoining tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The units will have to be assessed upon occupation. An estimate can be provided if required.

## RENTAL

**£8.50 PER SQ.FT.**

## VAT

VAT is applicable.

## LEASE TERMS

The units are available on a full repairing and insuring basis for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## SERVICE CHARGE

A service charge will be levied on all occupiers within the development for management and maintenance of the common areas.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

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





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