

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

FOR SALE/TO LET



UNIT FOUR SPRING GARDENS BUSINESS PARK SPRING GARDENS ROAD COLNE BB8 8AL

- Available on a Design & Build Basis
- New Industrial / Warehouse Premises
- 1½ Miles From Junction 14, M65
- Edge Of Colne Town Centre
- 1,709.36 sq.m. (18,400 sq.ft.)

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 ½ 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

Planning consent has been submitted for a new industrial / warehouse development.

The unit will be built to a shell with occupiers fit outs available via separate negotiation.

The unit will benefit from frontal loading with ample car parking and loading areas. Other opportunities are available within the development on a design and build basis.

ACCOMMODATION

Unit Four	1,709.36 sq.m.	18,400 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/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.

PRICE

Upon request.

RENTAL

Upon request.

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.





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