



# RIVERSIDE

B U S I N E S S P A R K

**FOR SALE / TO LET**  
HIGH QUALITY BUSINESS UNITS  
FROM 9,350 SQ FT (868 SQ M) -  
26,100 SQ FT (2,424 SQ M)



**BARNFIELD**  
DEVELOPMENTS

J13 M65  
BARROWFORD BB9 6BP

# Riverside Business Park

J13 M65 | Barrowford | BB9 6BP

## DESCRIPTION

Riverside Business Park will offer 3 high quality warehouse units from 9,350 sq ft upwards. The units will be a steel portal frame construction, clad with feature glazed entrance.

The units will have an eaves height of 7m and will be accessed via an electric roller shutter door. The units will be provided to a shell specification. Bespoke fit-out can be provided by negotiation.





UNIT A/B

# Riverside Business Park

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## LEASE/PURCHASE TERMS

Units are available by way of either a long leasehold interest at a peppercorn rental or by an occupational full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

Quoting rents / purchase price on request.

## ACCOMMODATION

The units have been measured to the following NIA:

Unit	sq ft	sq m
A	15,650	1,454
B	10,450	970
C	9,350	868
<b>Total</b>	<b>35,450</b>	<b>3,292</b>

## EPC

The units will have a rating of B. Certificates can be made available.

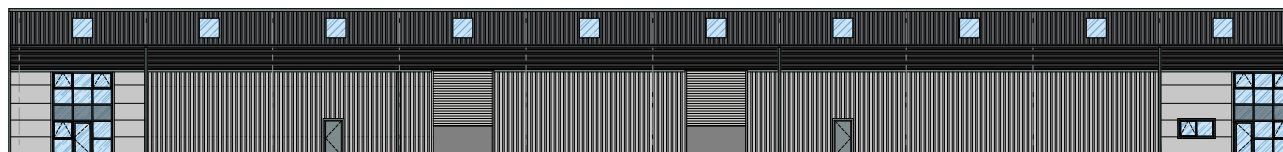


UNIT C

# Riverside Business Park

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## ELEVATIONS

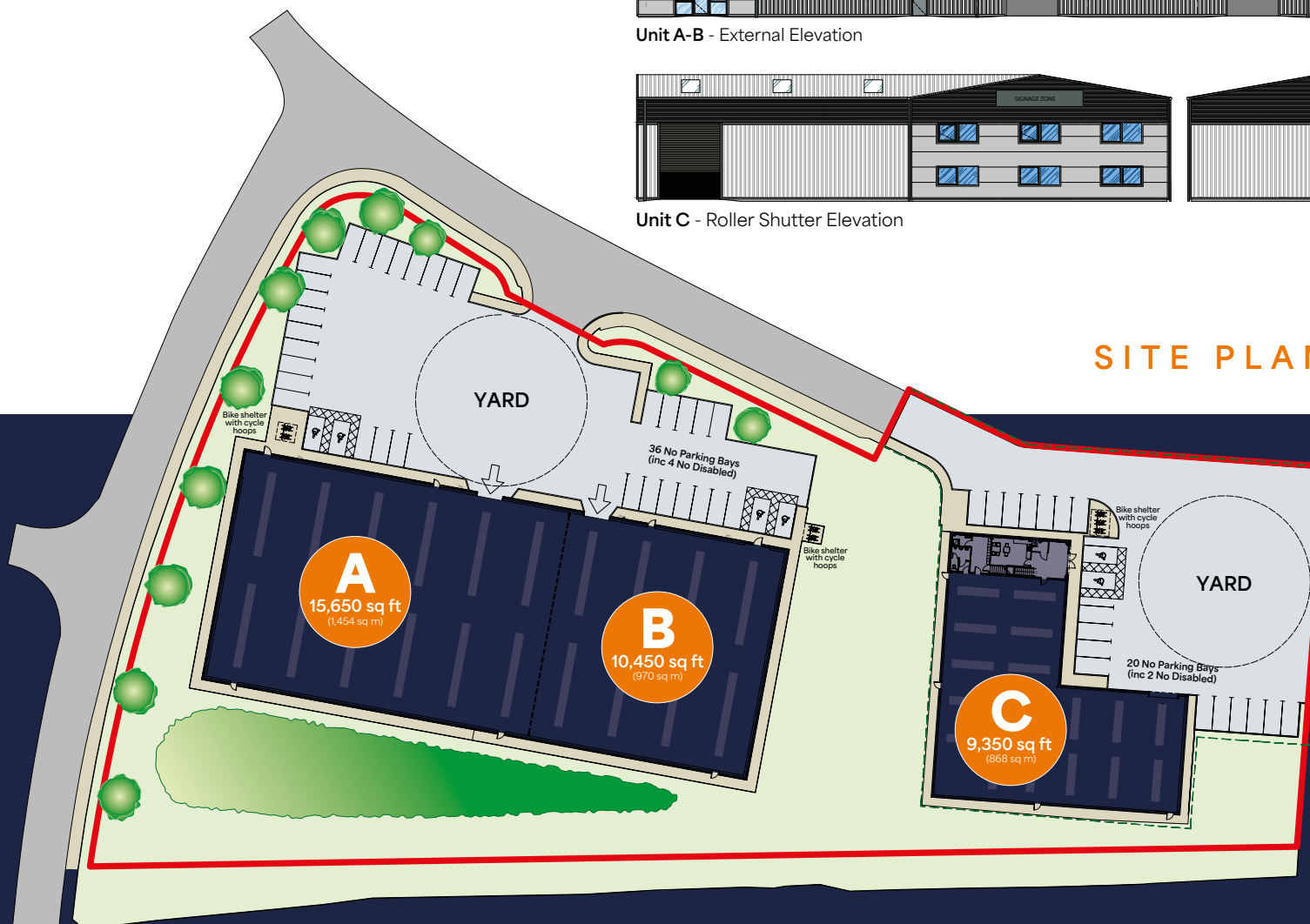


Unit A-B - External Elevation



Unit C - Roller Shutter Elevation

Unit C - Pedestrian Entrance Elevation



## SITE PLAN

**For Sale / To Let**  
High Quality  
Business Units  
**From 9,350 sq ft**  
(868 sq m)



# Riverside Business Park

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**By Car**  
M65 J13  
2 mins



**By Train**  
Nelson  
Int'change  
7 mins



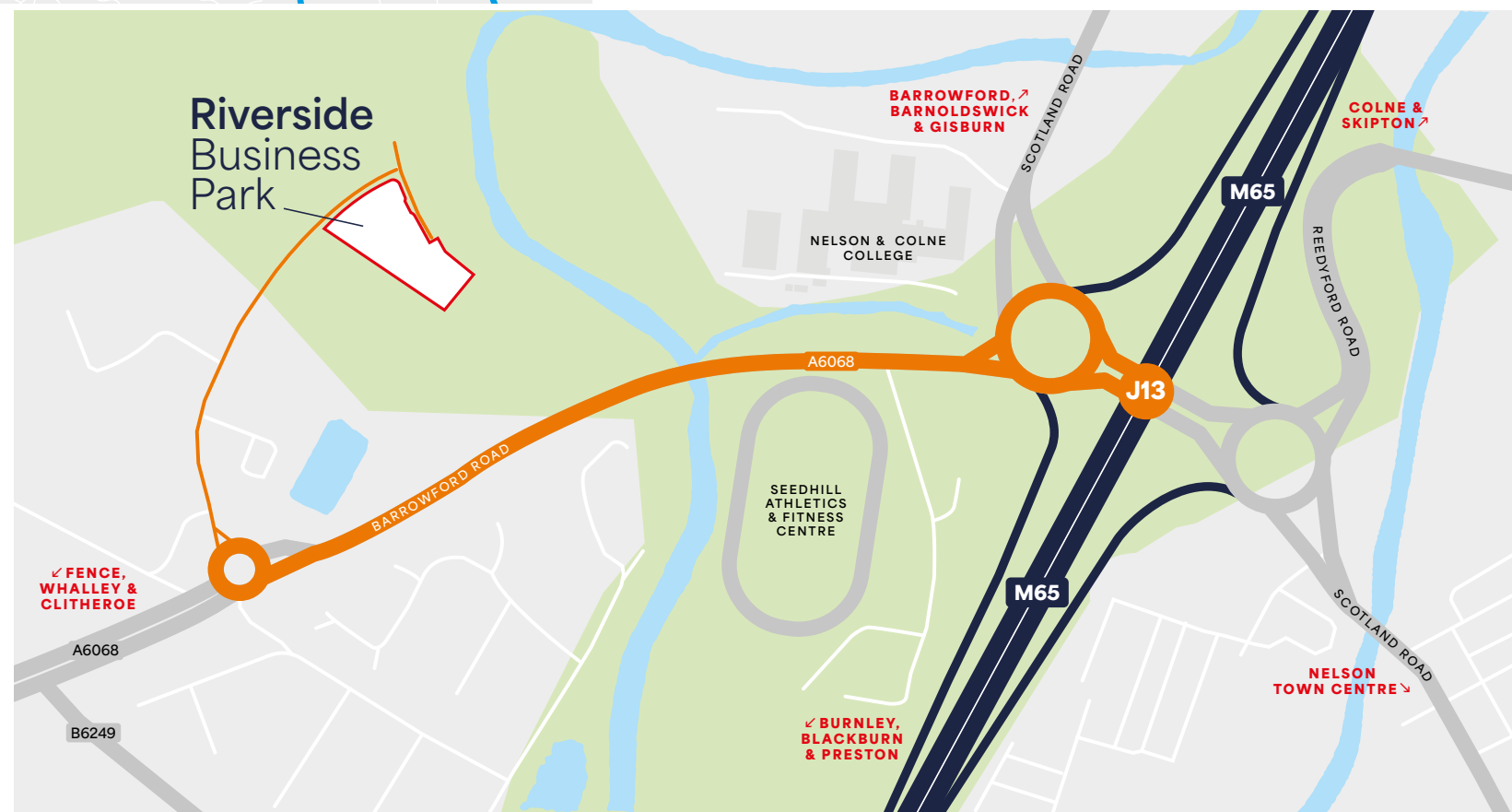
**By Bus**  
Nelson  
Int'change  
7 mins

## LOCATION

Situated within the Riverside Business Park, half a mile off Junction 13, M65 which provides direct access to the M6 & M61.

The towns of Barrowford & Nelson are in close proximity providing access to shops, banks and other amenities.

Combining a semi-rural environment the area benefits from a strong local workforce with a diverse economy, prestigious local occupiers include Barnfield Construction, Protec, Silentnight, Rolls Royce and Boundary Mill Stores.





UNIT C

# Riverside Business Park

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## BARNFIELD DEVELOPMENTS

CONTRACTORS. DEVELOPERS. INVESTORS.

### PLANNING

The units have consent for Use Classes E(g)/B2/B8.

### SERVICE CHARGE

A service charge will be levied on all occupiers within the development to cover the costs of the management and maintenance of the common external areas.

### VAT

VAT is applicable to the purchase.

### ENQUIRIES

For further information please contact the joint letting agents:



**Jonathan Pickles**  
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