

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

TO LET



GARDEN VALE BUSINESS CENTRE GREENFIELD ROAD COLNE LANCASHIRE BB8 9PD

- Manufacture/Storage/Office/Workshop units
- Units from 81.28 sq.m. (875 sq.ft.)
- Junction 13 M65 within one mile

LOCATION

Greenfield Road is an established commercial area off the A56 Burnley Road one mile from Colne town centre and half a mile from Junction 14 M65 and the Whitewalls Industrial Estate.

DESCRIPTION

A northlight mill with adjoining warehousing which has been split to form separate units. Drive in access to units from communal corridors off the main car park. Unit 16 has direct roller shutter access from the rear car park.

ACCOMMODATION

See Schedule

SERVICES

All mains services are connected to the property.

SERVICES RESPONSIBILITY

It is a prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

TENURE

Leasehold on an internal repairing and insuring basis.

RENTAL

See Schedule

VAT

VAT is not charged upon the rental.

BUILDINGS INSURANCE

48p per sq.ft.

LEGAL COSTS

The landlord does not charge for the preparation of a standard agreement. Should a formal lease be required then the tenant to be responsible for the landlord's legal costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

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 2407.16389** Email: stephen@tdawson.co.uk



SCHEDULE OF ACCOMMODATION

<u>UNIT NO.</u>	<u>SQ.M.</u>	<u>SQ.FT.</u>	<u>MONTHLY RENT</u>	<u>RATEABLE VALUE</u>
3/4A	243.01	2,652	£1,105.00	£7,100.00

Contact Pendle Borough Council Commercial Rating 01282 661661 to confirm rates payable.

Small Business Rating relief may apply.

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