

Premier Mill, West Street, Great Harwood, BB6 7LT



FOR SALE

Use - Industrial

Size - 162,925 Sq ft

Price - Offers in excess of £4m.

- Substantial Manufacturing / Warehouse Facility
- 162,925 sq ft Including Basement & Mezzanine Floor
- Close to both Junctions 6 & 7 of the M65
- Well maintained accommodation
- Available for occupation in December 2021



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The premises are conveniently located off West Street, with frontage to Waverledge Road, approximately 1.25 miles south of Great Harwood town centre.

Access to the national motorway network is via Junction 6 or 7 of the M65 motorway, which lie approximately 3 miles from the property.

Description

The property comprises a substantial industrial / warehouse facilities with ancillary offices.

In addition, there is a useable basement and mezzanine floor.

The buildings can best be described as follows :

Warehouse A - A traditional former cotton weaving mill of north light construction. Eaves height approximately 12ft. Slate and glazed roof supported on cast iron columns. Office and main reception area.

Warehouse B - A traditional former cotton weaving mill of north light construction. Eaves height approximately 12ft. Slate and glazed roof supported on cast iron columns. Office and main canteen and locker area. Dock level access and lift to basement area

Warehouse C - A four bay steel portal frame unit with an eaves height of approximately 4m. Rear loading to a self contained yard. Drive in roller shutter door. Office and amenity facilities.

Warehouse D - A modern twin bay steel portal frame unit with an eaves height of approximately 5.5m, mezzanine floor, dock level loading for three vehicles and drive in loading for one. Accessed from the secure yard off West Street.

Warehouse E - A traditional north light mill. Eaves height approximately 12ft. Slate and glazed roof supported on steel columns. Dock level loading bay from the secure yard off West Street. Male and female WC facilities.

Former retail shop /returns - A single bay brick built structure under a pitched single skin corrugated asbestos roof supported on steel trusses.

Basement positioned under Warehouse A and partly Warehouse B, providing useable space for additional storage.

Mezzanine floor area positioned within Warehouse D providing additional storage space.

Externally there are two secure loading at parking areas, one accessed from West Street and the other via Waverledge Road.

Accommodation

We have calculated the gross internal area to be as follows :

Warehouse A		12,460 sq.ft
Warehouse B		11,715 sq.ft
Warehouse C		42,305 sq.ft
Warehouse D		35,806 sq.ft
	First Floor	663 sq.ft
	Mezzanine	12,554 sq.ft
Warehouse E	Area 1	8,016 sq.ft
	Area 2	17,279 sq.ft
Retail Stores	Area 1	3,636 sq.ft
	Area 2	3,691 sq.ft
Basement		14,847 sq.ft
Total		162,925 sq.ft

We have calculated that the site area is approximately 4.129 acres

Price

Offers in excess of £4m.

Tenure

Understood to be freehold.

Rating

The Rateable Value is £185,000 and rates payable in the region of £92,500

EPC

An EPC is available on request

VAT

To be confirmed

Services

It is understood that all mains services are available to the property, including a 277 KVA power supply. The property is fully sprinklered.

Photographs & Plans

More photographs and plans are available on line

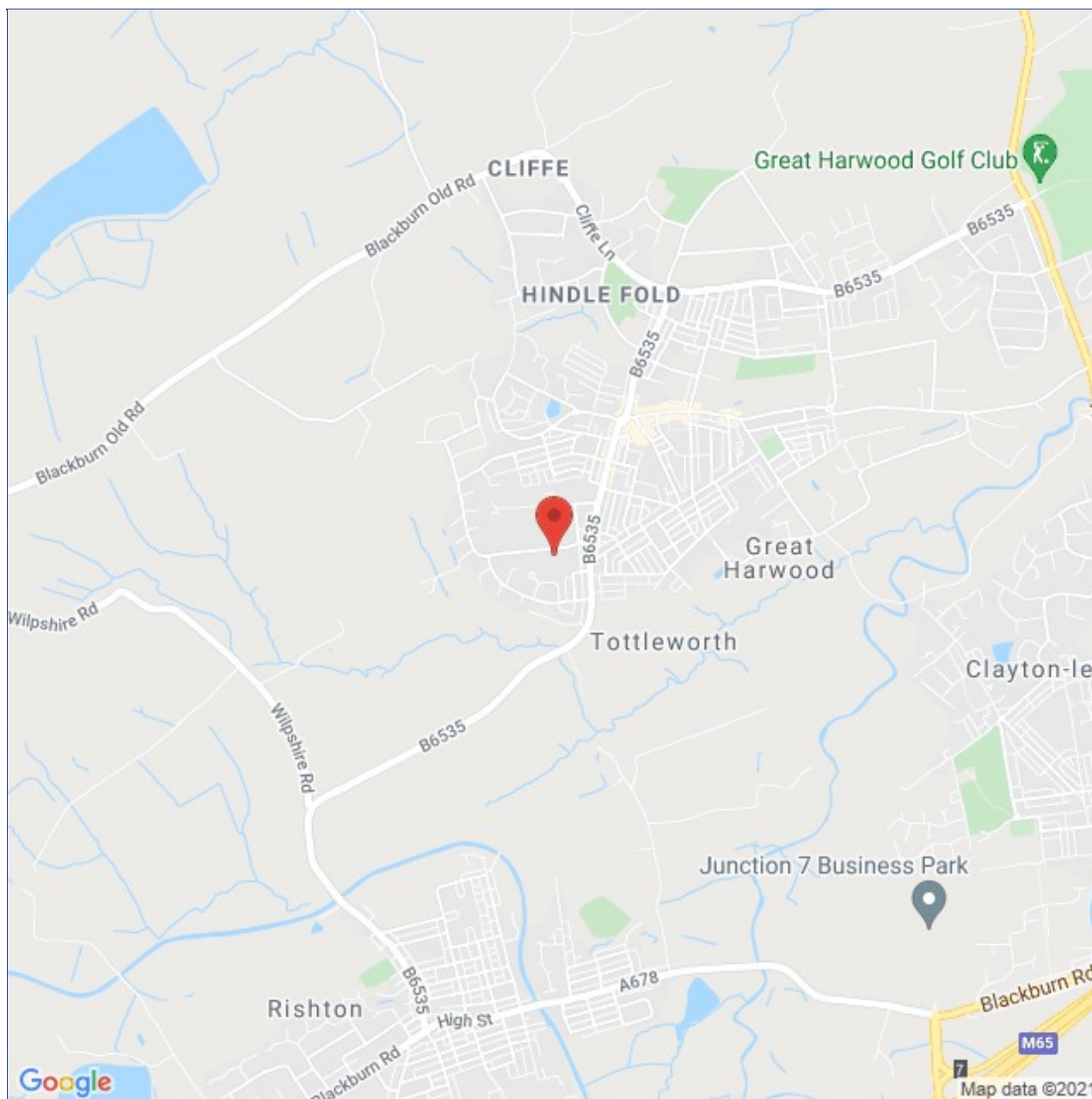
Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

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