









TO LET/FOR SALE



Brand new semi-detached warehouse extending to 10,082 sq ft

Unit 2 Spring Gardens Mill Business Park, Spring Gardens Road, Colne, BB8 8FP

-  Brand new warehouse with glazed frontage
-  Open plan warehouse with three phase electricity and good natural light
-  Freehold warehouse being the last remaining property of its size on the estate
-  1.5 miles from junction 14 of the M65 motorway and positioned on the edge of Colne town centre
-  Superb warehouse and distribution facility with good access to Skipton, Burnley and Pendle
-  Substantial yard with electrically operated sectional loading door
-  Potential to split in to a 4,000 or 6,000 sq ft premises
-  Premises available for immediate occupation

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located in the Waterside area of Colne being on the edge of Colne town centre.

The development is within 1.5 miles of junction 14 of the M65 motorway having good access to Skipton, Burnley and Blackburn.

Description

A semi detached warehouse unit extending to 10,000 sq ft (929 sq m).

The property offers fully open plan warehouse accommodation with glazed frontage and excellent natural light.

The premises has a substantial yard laid in tarmac at the front of the site together with an electrically operated loading door.

The unit is capable of being split into two parts of 4,000 and 6,000 sq ft and is available for immediate occupation.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate floor areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	22.4m x 41.6m	10,082	936.6

Terms

The warehouse is available by way of a new full repairing and insuring lease for a minimum term of five years.

Rent

£85,697 per annum.

Purchase Price

For Sale £1,310,660.

Vat

The rent quoted is exclusive of VAT which may be payable at the prevailing rate.

Business Rates

The property will need to be assessed and allocated with a new rateable value. An indication of the likely rates payable can be supplied on request.

Further enquiries should be directed to pendle Borough Council on 01282 661661.

Outgoings

In addition to the rent and the business rates liability the tenants will be responsible for all services connected to the property and a nominal service charge will be levied.

Services

The property has the benefit of three phase electricity and mains water.

Service Responsibility

It is the prospective Occupiers responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

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