

TO LET



Competitive warehouse space, immediately available

Warehouse/Workshop Premises , Unit 3 Holker Business Centre, Burnley Road, Colne, Lancashire, BB8 8EG

- ❁ Single storey warehouse/workshop premises located close to junction 14 of the M65 motorway
- ❁ Previously used by a brewery for warehousing, distribution and offices
- ❁ Competitively priced accommodation available for immediate occupation
- ❁ Works recently completed including LED lighting and refurbishment of the roof
- ❁ Large on-site car park within walking distance of Colne Town Centre
- ❁ Concrete frame construction with fluorescent lighting and WC facilities
- ❁ Competitive rent at only £2.10 per sq ft
- ❁ Electric loading door for easy access

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

Location

Holker Business Centre is located off Burnley Road on the edge of Colne Town Centre close to junction 14 of the M65 motorway.

The business centre is well located in a main road position with excellent motorway connections and within a 15 minute drive of Burnley and 30 minutes from Skipton.

Description

A single storey workshop/warehouse unit located close to junction 14 of the M65 motorway.

The property comprises of a stone built workshop/warehouse unit of concrete frame construction extending to just over 14,000 sq ft.

The property has been occupied by a brewery for many years and has been used for warehousing and distribution but would suit various other uses.

The building has an electric loading door, LED lighting, offices and staff toilets with a minimum internal eaves height of 3.7m. The landlords have also carried out some refurbishment works in relation to the roof and the property is now available for immediate occupation.

Externally there is a large car park providing on-site car parking and the site is within walking distance of Colne Town centre.

Accommodation

The accommodation has been measured on a net internal basis (excluding toilets and corridors) and a breakdown has been provided on the availability schedule on the table below.

DESCRIPTION	SQ FT	SQ M
Main Warehouse	11,270.9	1,047.07
Loading Bay	557.6	51.8
Cold Room	597.4	55.5
Office, Toilets & Stores	1,829.8	169.99
GIA	14,255.7	1,324.35

Terms

The whole property is available by way of a new lease outside the protection of the landlord and tenant act at a rent of £30,000 per annum plus VAT.

Vat

We understand the rent is subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed that the rateable value for this site is £17,250.

A prospective tenant will pay a percentage of these figures which is currently 0.499p in the pound, further details of the business rates payable are available from our office.

Outgoings

In addition to the monthly rent payment and the business rates liability, the tenant is to be responsible for a contribution towards the building insurance and all services connected to the property including water rates.

Services

The workshop has the benefit of mains electricity and water.

Service Responsibility

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

Legal Costs

A £500 tenant contribution towards legal costs will be required.

Viewings

Please contact the agents:

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