

FOR SALE/TO LET



Two detached warehouses extending to a total of 14,788 sq ft

Unit 8-9 Spring Gardens Mill Business Park, Spring Gardens Road, Colne, BB8 8FP

- ❖ Two large warehouses extending to 6000 sq ft and 8788 sq ft respectively
- ❖ Two open plan warehouse units with three phase electricity and good natural light
- ❖ Freehold warehouse being the last of its size available on the business park
- ❖ 1.5 miles from junction 14 of the M65 motorway and positioned on the edge of Colne town centre
- ❖ Superb warehouse and distribution facilities with good access to Skipton, Burnley and Pendle
- ❖ Substantial yard with electrically operated loading doors
- ❖ Potential to combine both units into a 14,788 sq ft premises
- ❖ Both premises available for imminent 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

Two stand alone warehouse units extending to 6000 sq ft and 8788 sq ft respectively.

Both properties offer fully open plan warehouse accommodation with electric roller shutter and personnel access.

Substantial shared yard space to the front of the site, along with large gated communal parking.

There is an option to combine both units which will create one large warehouse measuring in excess of 14,700 sq ft.

Accommodation

The properties have been measured on a gross internal basis and extending to the following approximate floor areas:

DESCRIPTION	SQ FT	SQ M
Unit 8	6000	557.4
Unit 9	8788	816.4

Terms

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

Rent

Unit 8: £39,000 per annum.

Unit 9: £74,698 per annum.

Purchase Price

Unit 8: TBC

Unit 9: For Sale, £1,142,440.

Tenure

Whiteacres understand the property to be freehold however, this information must be checked and verified prior to making a legal commitment.

Vat

We have been informed that the rent/purchase price will be subject to VAT at the prevailing rate.

Business Rates

Business rates are yet to be assessed.

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

We understand the property has the benefit of three phase electricity, water and gas.

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.

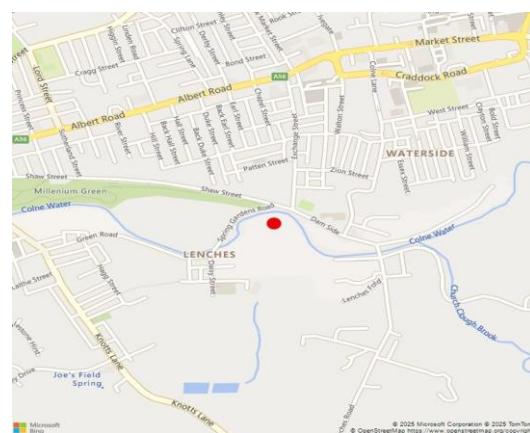
Viewings

Please contact the agents:

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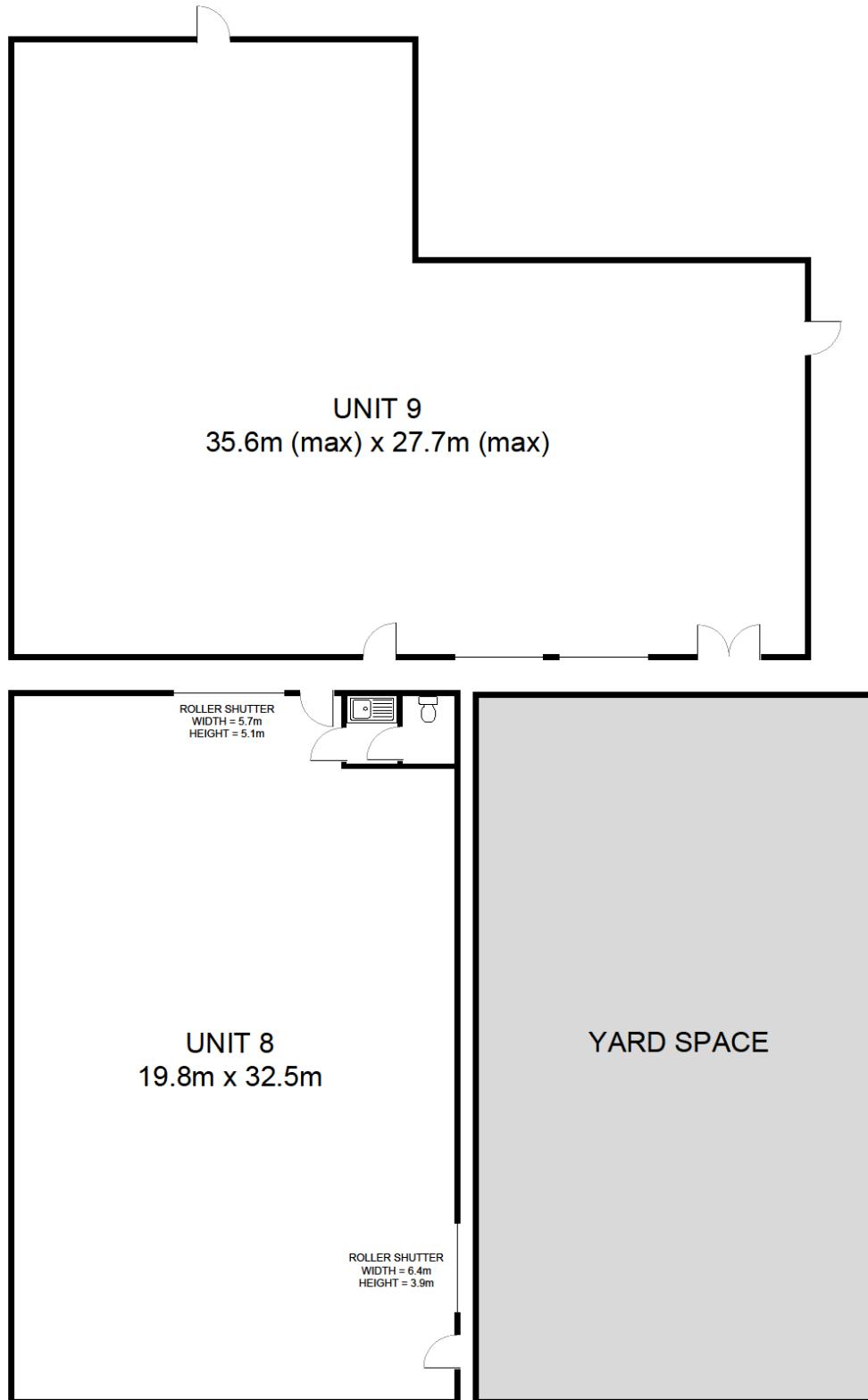


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These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

TWO WAREHOUSES WITH SUBSTANTIAL YARD SPACE
(approx 1373.8 sq meters, 14,788 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE