

**Phone:** 01282 428486  
**E-mail:** info@whiteacres-property.co.uk  
**Website:** www.whiteacres-property.co.uk



# TO LET

- Single storey workshop unit on popular business park
  - Extending to 1,194 sq ft (110.9 sq m)
  - Open plan layout with kitchenette and toilet facilities
- Manual roller shutter door and personnel door ideal for workshop or storage use
  - Large shared yard for car parking and loading
- Well positioned being close to Colne town centre with excellent connections to the M65
  - Free business rates to eligible tenants

**AVAILABLE FOR IMMEDIATE OCCUPATION**



**Units 13 & 14 Primet Business Centre  
Burnley Road  
Colne  
BB8 8DQ**

**Phone:** 01282 428486  
**E-mail:** info@whiteacres-property.co.uk  
**Website:** www.whiteacres-property.co.uk



## LOCATION

The workshop unit is located on Primet Business Centre which is a small established industrial estate on the edge of Colne Town Centre.

Primet Business Centre is also located within quarter of a mile of connections to the M65 and close to Boundary Mill and the Asda Supermarket.

Other businesses in the immediate vicinity include DFS, Argos, Lanlee Timber Supplies and Simpsons Kitchens & Bedrooms.

## DESCRIPTION

Whiteacres are pleased to offer to the market a single storey workshop/industrial unit in the popular Pendle town of Colne.

The end-parade unit is positioned towards the front of the estate with its own manual roller shutter door & personnel door. The workshop accommodation is mainly open plan and benefits from having its own toilet facilities & kitchenette as well as three phase electricity and is suitable for various uses subject to obtaining the necessary planning consent.

Externally there is a turning circle for goods delivery vehicles and on-site car parking.

## ACCOMMODATION

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	17.6m x 6.3m	1,193.5	110.9

## TERMS

The unit is available by way of a new lease for a term to be agreed at a rent of £750 per calendar month + VAT.

## VAT

We have been verbally informed that the rent quoted will be subject to VAT at the prevailing rate.

## BUSINESS RATES

We have been verbally informed that the unit has a rateable value of £2,850.

The prospective tenant is likely to benefit from 100% relief in relation to the business rates but must contact Pendle Borough Council on 01282 661661 to confirm they meet the eligibility criteria.

## SERVICES

We understand the unit has the benefit of three phase electricity and water.

## SERVICES RESPONSIBILITY

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

## PLANNING

It is the tenant's responsibility to verify their intended use is acceptable to the local planning authority.

## OUTGOINGS

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for all services connected to the property including the water rates and the buildings insurance premium.

## LEGAL COSTS

The landlords will prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred by the tenant unless they decide to seek advice or representation.

## VIEWING

For further information or to arrange a viewing please contact sole agents Whiteacres Property on;  
Tel: 01282 428486  
Email: info@whiteacres-property.co.uk  
Web: www.whiteacres-property.co.uk

## SUBJECT TO CONTRACT