

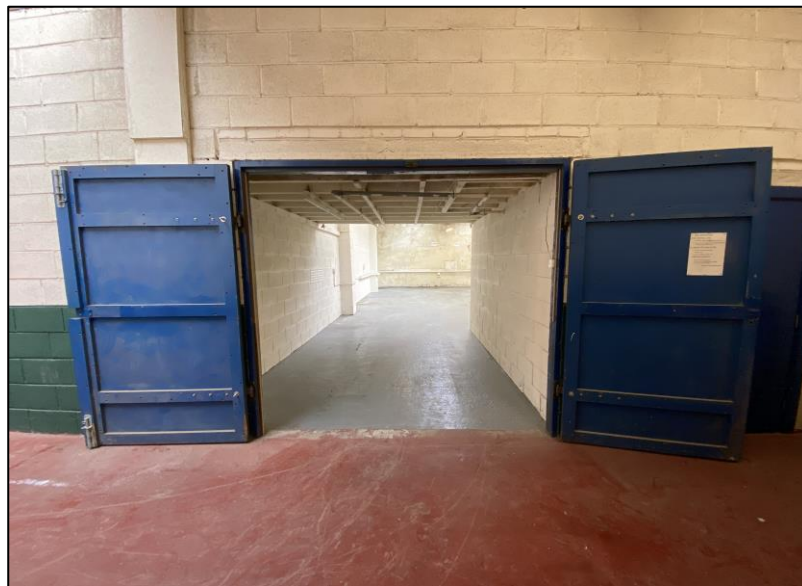
Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Workshop/storage premises within a multi-let industrial mill
- Open plan accommodation extending to 1,154 sq ft (107.2 sq m)
 - Large double doors together with a personnel door
 - Large shared yard for car parking & communal corridors for access
- Well positioned being close to Colne town centre with excellent connections to the M65
- Very competitive rent and free business rates to eligible tenants

AVAILABLE FOR IMMEDIATE OCCUPATION



**Unit 5 Garden Vale Business Centre
Greenfield Road
Colne
BB8 9PD**

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LOCATION

The property is located off Greenfield Road in a predominantly industrial location on the edge of Colne Town Centre.

The unit is half a mile of Junction 14 of the M65 and is within walking distance of Colne Town Centre and its amenities.

Other businesses in the immediate vicinity include Simpsons of Greenfield Mill, Oddies Textiles and Proact Engineering Limited.

DESCRIPTION

A workshop/storage premises located close to junction 14 of the M65 motorway and Colne Town Centre.

The lockup unit is positioned towards the rear of the mill and is access via two large double doors & a personnel door.

The workshop accommodation is mainly open plan and has concrete floors, fluroscent lighting, three phase electricity and has the use of communal W.C. facilities.

Externally the site has a yard area providing on-site car parking and loading for goods vehicles.

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	7.1m x 15.1m	1,154.0	107.2

TERMS

The unit is available by way of a new lease for a term to be agreed at a rent of £400 per calendar month.

VAT

We have been verbally informed that the rent quoted is not subject to VAT at the prevailing rate.

BUSINESS RATES

To be confirmed.

However, a 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 via communal W.C. facilities.

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.

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property and the buildings insurance which is to be recharged by the landlords and we understand is currently £22.17 per calendar month.

PLANNING

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

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