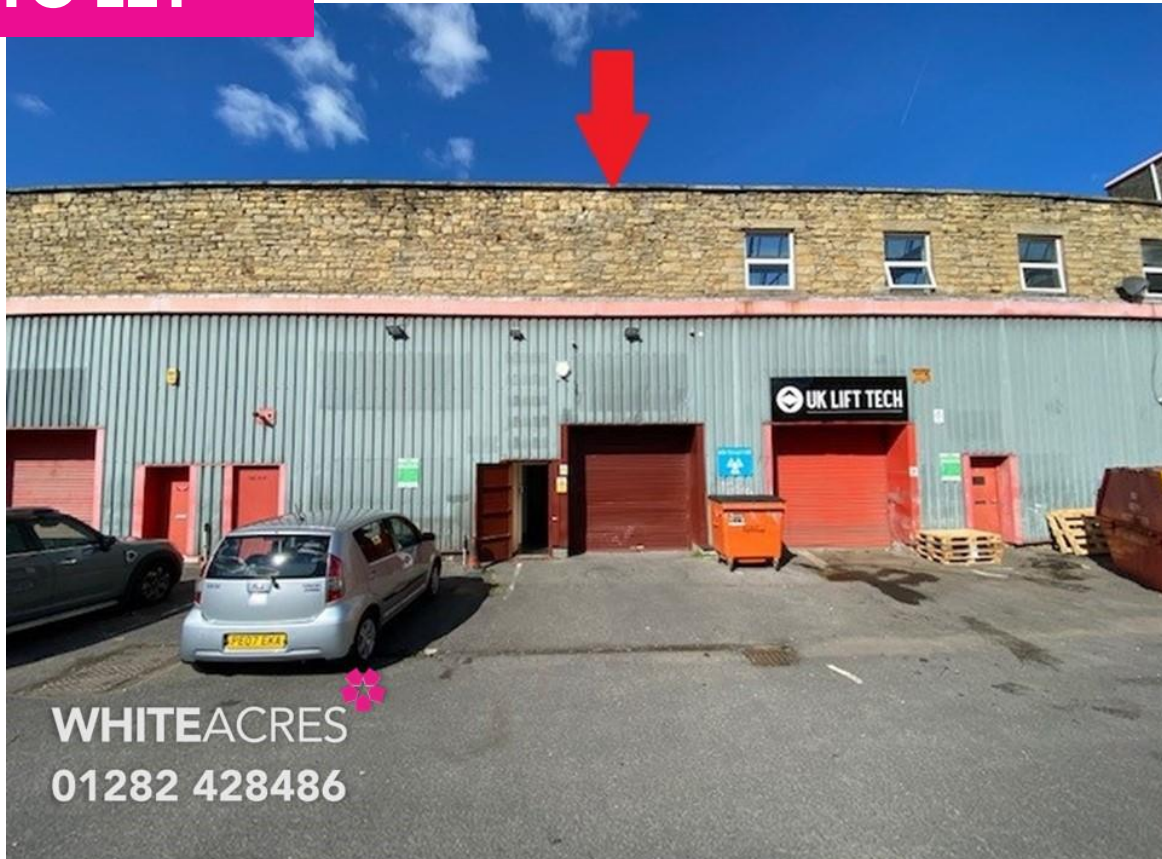


TO LET



Two storey workshop premises extending to over 2,500 sq ft

Unit 8 Primet Business Centre, Burnley Road, Colne, BB8 8DQ

- ❁ Two storey workshop unit available on popular business park
- ❁ Open plan storage/workshop on the ground floor with five offices and further storage on the first floor
- ❁ Large shared yard for car parking and loading
- ❁ Well positioned being close to Colne town centre with excellent connections to the M65 motorway
- ❁ Extending to 2,542.3 sq ft (236.2 sq m) over two floors
- ❁ Roller shutter door and personnel entrance ideal for various uses
- ❁ Free business rates for eligible tenants

Interested in this property? Call **01282 428486** or email info@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

A mid-parade workshop/office premises which has been occupied by a janitorial supply company for many years.

The property comprises of an open plan warehouse with an office and W.C. facilities on the ground floor. There are five offices on the first floor together with a large stock room providing additional storage.

The property has a roller shutter door together with a personnel entrance and ideal for various uses.

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
Warehouse, office & W/C	6.4m x 21.2m	1,460.5	135.68
Five offices & stock room	6.4m x 15.7m	1,081.8	100.5
GIA		2,542.3	236.18

Terms

The unit is available by way of a new lease for a term to be agreed at a rent of £975 per month plus 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 £5,200 per annum.

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.

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 plus the estate service charge & buildings insurance cost which we understand to be £90.00 per calendar month + VAT.

Services

We understand the unit has the benefit of mains electricity and water.

Service 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.

Legal Costs

The landlord has advised that he looks to secure a £500 contribution towards legal fees and the production of the lease.

The initial lease term will be 12 months, and the landlord has the right to serve notice upon the expiration of the initial term.

Viewings

Please contact the agents:

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG

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