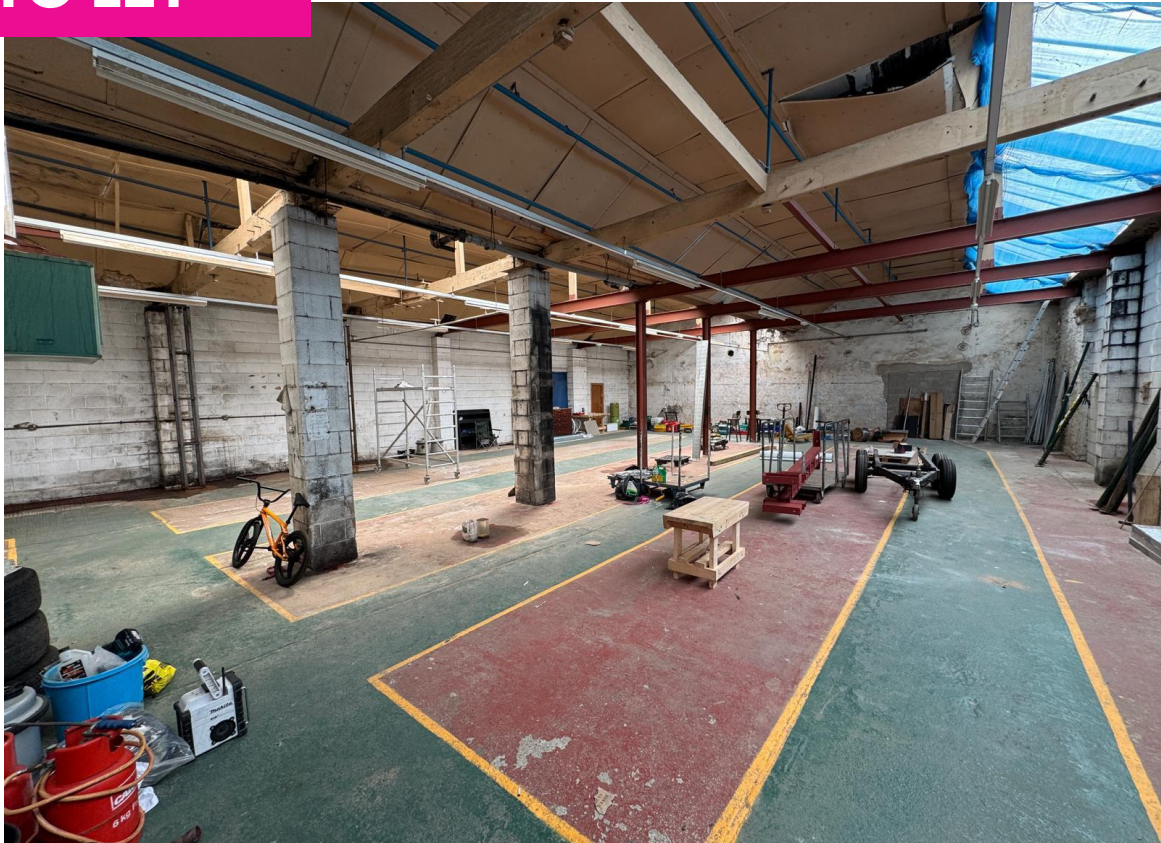


TO LET



Workshop premises extending to approximately 3,000 sq ft

Unit 9 & 10 Garden Vale Business Centre, Greenfield Road, Colne, BB8 9PD

- ✿ Open plan workshop unit available immediately extending to approximately 3,000 sq ft
- ✿ Fantastic access to both the M65 motorway and Colne town centre
- ✿ Unit available for immediate occupation being ideal for various uses
- ✿ Communal yard for loading and car parking
- ✿ Fluorescent lighting, concrete floors, and double loading doors
- ✿ Competitive rent with free business rates for eligible tenants
- ✿ No car or vehicle uses considered

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

Location

The workshop premises are located within Garden Vale Business Centre off Greenfield Road close to junction 14 of the M65 motorway.

The units are within half a mile of Colne town centre in a predominately industrial location.

Other businesses in the immediate vicinity include Oddie's Textiles, Emmott's Of Colne and Boundary Mill Stores.

Description

An open plan workshop unit which has been occupied by Furnico for many years.

The unit benefits from solid concrete floors, fluorescent lighting, and double loading doors.

The workshop has electricity, communal W/C facilities and is ideal for various uses.

Externally, the unit has a yard area which can accommodate staff parking and loading for goods vehicles.

Accommodation

The accommodation has not been measured by Whiteacres but the landlords have provided us with the following information:-

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA		3,000	278.7

Rent

£16,500 per annum

Terms

Available by way of a new full repairing and insuring lease for a term to be agreed.

Vat

We have been informed that the rent is not subject to VAT.

Business Rates

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 the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance (which is appriximately £135 per annum) and water which will be recharged by the landlord, along with any other services connected to the property.

Services

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

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

