

TO LET



Two portal frame warehouse/workshop units in Rossendale

Units 3 & 4 Riverside Works, Stoneholme Industrial Estate, Crawshawbooth, BB4 8BA

- ❁ Two adjoining industrial units in popular village location
- ❁ Useable mezzanine storage quality offices and on site parking
- ❁ Ideal for workshop, manufacturing or warehouse business
- ❁ Eaves height of 4.4m with an apex height of 6m
- ❁ Electric roller shutter doors, LED lighting, modern bathrooms, and three phase electricity
- ❁ Accommodation available from 2,377 sq ft - 5,981 sq ft (excluding mezzanines)
- ❁ Units available from the 1st September 2026
- ❁ Units available independently
- ❁ Security grills and alarm system installed

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

Location

The units are located off Burnley Road close to the centre of Crawshawbooth which is a village in Rossendale.

The site is within a short drive of the M66 motorway with good access to the towns of Rawtenstall, Burnley and Bury.

The units are located on an established business park off Stoneholme Road.

Description

Two interconnecting warehouse units located in the village of Crawshawbooth.

The units have been occupied by the same company for many years and are available independently or combined.

The properties have electric loading doors, fire alarm systems, sensor LED lighting and a mix of office, mezzanine storage and warehouse accommodation.

The units have 4.4m eaves, three phase electricity, and on site car parking to the front of the site.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Unit 3	18.4m x 12m	2,377	220.82
Unit 4	18.1m x 18.5m	3,604.3	334.84
GIA		5,981.3	555.66

Rent

Unit 3 - £1,100 per calendar month + VAT

Unit 4 - £1,650 per calendar month + VAT

Vat

The rent quoted is subject to VAT at the prevailing rate.

Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £24,000 per annum.

The prospective tenant must contact Rossendale Borough Council on 01706 217 777 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants will be responsible for all services connected to the property and the buildings insurance which will be recharged by the landlords.

Services

Whiteacres understand that the units have gas, three phase electricity and mains water.

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

info@whiteacres-property.co.uk
01282 428486

