

TO LET



Detached brick build workshop premises

Unit 1 Stoneholme Road, Crawshawbooth, BB4 8BA

- ❁ Detached workshop extending to 2,764 sq ft
- ❁ Open plan storage space with three phase electricity
- ❁ Positioned on the edge of Crawshawbooth village
- ❁ Fluorescent lighting and three phase electricity
- ❁ Roller shutter door and separate personnel entrance, W/C facilities and private office
- ❁ Large forecourt providing parking and loading
- ❁ Security grills and alarm system
- ❁ Ideal for workshop, manufacturing or warehouse business

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

A detached brick built workshop property on the edge of Crawshawbooth village.

The property offers open plan warehouse accommodation with an eaves height of 3.4m.

The site has roller shutter door, together with two personnel entrances and a modern insulated roof.

The property is of truss roof construction with solid concrete floors, private office and W/C facilities.

The premises is ideal for a workshop, manufacturing or a warehouse business and has a large forecourt providing parking and loading HGV's.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	24m x 10.7m	2,764	256.78

Rent

£1,250 per calender 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 £13,250 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

01282 428486
info@whiteacres-property.co.uk

