

TO LET



Semi detached workshop with offices and gated compound

Unit 2B Station Yard, Earby, BB18 6XB

- ❁ Rarely available workshop/warehouse premise extending to 2,840 sq ft (264 sq m)
- ❁ Two storey office accommodation with good natural light
- ❁ Secure gated compound to the side of the property
- ❁ Well positioned with good access to the towns of Colne, Skipton and Barnoldswick
- ❁ Large secure gated compound to the side of the property
- ❁ Open plan warehouse space with concertina door and LED lighting
- ❁ Three toilets and staff kitchen area
- ❁ Ample on site car parking and great loading for HGV's
- ❁ Three phase electricity being ideal for engineering, manufacturing or warehouse uses

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

Location

The property is located off Skipton Road close to the centre of Earby with good access to the A56.

Earby is well located being close to Barnoldswick, Colne and Skipton and within a short drive of the A59 bypass.

The property is in walking distance of Earby Town Centre.

Description

An end parade warehouse unit positioned on a popular and established business park.

The property offers open plan workshop space with three phase electricity, concertina loading doors and LED lighting.

The property has two storey offices, a kitchen area and three W/C's facilities.

To the side of the site is a secure gated compound providing excellent outside storage together with additional parking directly in front of the property.

The building is ideal for warehouse, manufacturing for warehouse or manufacturing and is available for immediate occupation.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse	10.6m x 15.1m	1,722.9	160.06
Ground Floor Offices & Kitchen	11m x 4m	473.6	44
First Floor (Two Offices)	11m x 4m	473.6	44
Toilet Block	4m x 4m	172.2	16
GIA		2,842.3	264.05

Rent

£25,000 per annum plus VAT

Terms

The property and compound are available by way of a new full repairing and insuring lease for a minimum term of three years.

Vat

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

Business Rates

The property currently has a rateable value of £5,700 per annum

A prospective tenant must contact Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for buildings insurance, any estate service charges and all 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 buyer's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Viewings

Please contact the agents:

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