

TO LET



Modern warehouse in popular village location with great connections to the M65 motorway

Unit 1 Innovation Works, Gisburn Road, Barrowford, BB9 8NB

- ❁ Modern end parade warehouse unit extending to 4,144 sq ft (385 sq m)
- ❁ Superb location next to the Junction 13 of the M65 motorway
- ❁ Large loading door and LED lighting
- ❁ Two toilets and single phase electricity supply
- ❁ Open plan warehouse accommodation with a maximum eaves height of 8 metres
- ❁ Highly prominent position with secure communal yard providing parking and loading
- ❁ Ideal for warehouse and distribution
- ❁ Popular village location close to various bars and coffee shops

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

Location

The property is located off Gisburn Road, close to Junction 13 of the M65 motorway.

The property is within walking distance of Barrowford village and all of it's amenities.

Description

End parade modern warehouse unit with a substantial loading door.

The unit is positioned at Junction 13 of the M65 motorway but within walking distance of Barrowford village.

The property offers open plan warehouse accommodation with a maximum eaves height of 8mtrs having LED lighting, two toilet facilities and a kitchenette area.

There is a substantial electric loading door which is 4.5mtrs high and a secure gated yard providing parking and loading.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA		4,144	384.98

Rent

£33,600 per annum plus VAT.

Vat

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

Tenure

The property is available by way of a new lease for a minimum term of three years.

Business Rates

The Valuation Office confirms a Rateable Value of £16,250. The estimated rates payable for a sole occupier for 2026/2027 is £6,971.25.

This must be confirmed by calling Pendle Borough Council on 01282 661661.

Outgoings

In addition to the rent and the business rates the tenants are to be responsible for the buildings insurance which is £84 per calendar month and all services connected to the property.

Services

We understand the property has the benefit of mains electricity and water. There is availability for three phase power further details of which are available on request.

Service Responsibility

It is the prospective tenants responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

There are no charges of the landlords standard lease agreement however we would recommend a tenant seeks legal advise in relation to any agreement signed.

Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

01282 428486
info@whiteacres-property.co.uk

