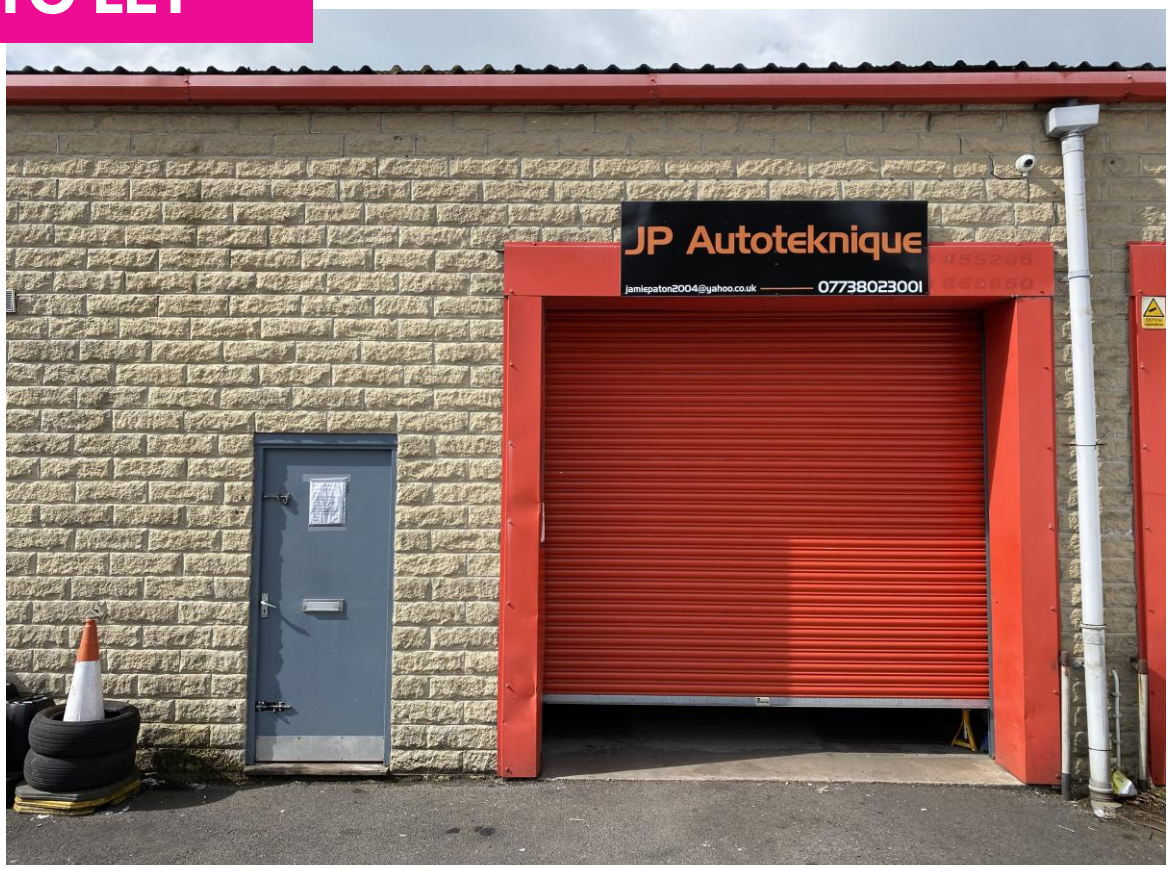
WHITEACRES

Get in touch
01282 428486

TO LET



Single storey workshop unit available on a popular business park

Unit 12 Primet Business Centre, Burnley Road, Colne, BB8 8DQ

- Extending to 850 sq ft (79 sq m) including mezzanine
- Electric roller shutter door and personnel door ideal for storage or workshop uses
- Well positioned being close to Colne Town Centre with excellent connections to the M65 motorway
- Open plan layout with kitchenette and toilet facilities
- Large shared yard for car parking and loading
- Free business rates for eligible tenants

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

Location

The workshop unit is located on Primet Business Centre which is a small established industrial estate on the edge of Colne Town Centre.

Primet Business Centre is also located within a quarter of a mile of connections to the M65 and close to Boundary Mill and Asda Supermarket.

Description

A mid-parade workshop unit of brick construction which has been occupied by an Auto Electrician for many years.

The property comprises of a well presented open plan workshop with W/C facilities in the corner of the unit. The property has a useful mezzanine floor providing useful storage/office accommodation.

The property has an electricity operated shutter door together with a personnel entrance.

Externally there is a turning circle for goods delivery vehicles and on-site car parking.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor	8.3m x 6.1m	544.7	50.6
Mezzanine	6.3m x 4.5m	305.7	28.4
GIA		**850.4**	**79.0**

Rent

The unit is available by way of a new lease for a term to be agreed at a rent of £650 per calendar month plus VAT.

VAT

We have been verbally informed that the rent quoted will be subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed that the unit has a rateable value of £3,100.

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 any business rates liability the ingoing tenants are to be responsible for all services connected to the property including the water rates and the buildings insurance cost which we understand to be £39 per calendar month + VAT.

Services

We understand the unit has the benefit of mains electricity and water.

Service Responsibility

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

Legal Costs

The landlords will prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred by the tenant unless they decide to seek advice or representation. This agreement will be outside the protection of the 1954 Landlord & Tenant Act.

Viewings

Please contact the agents:

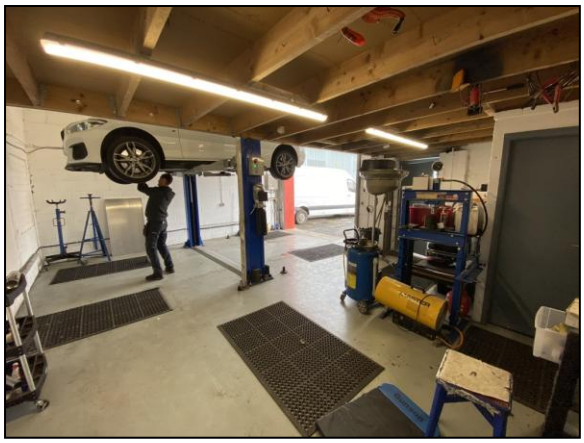
Whiteacres Property
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Padiham
BB12 8HG

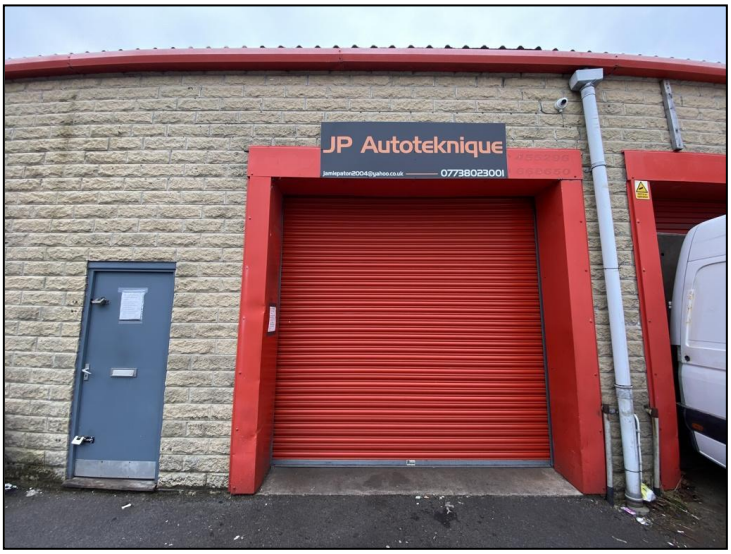
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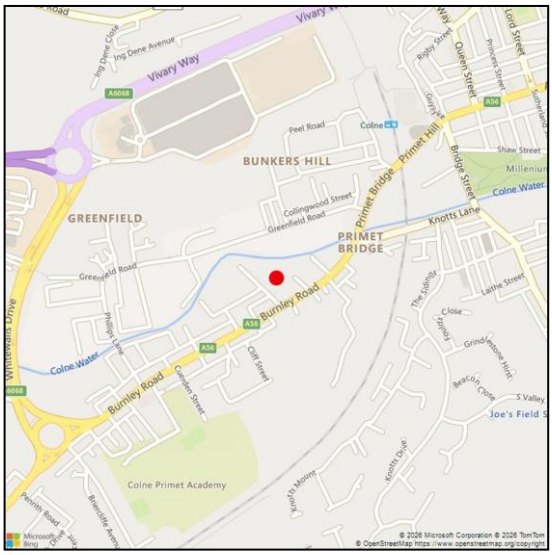
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