WHITEACRES

Get in touch
01282 428486

FOR SALE/TO LET



A detached warehouse extending to a total of 6,928 sq ft

Unit 8 Spring Gardens Mill Business Park, Spring Gardens Road, Colne, BB8 9AB

- A large stand alone warehouse extending to 6,928 sq ft
- Open plan warehouse unit with three phase electricity and good natural light
- Substantial warehouse being the last unit of this size on the estate
- Property available for immediate occupation being ideal for warehouse and distribution
- Superb warehouse and distribution facility with good access to Skipton, Burnley and Pendle
- Substantial shared yard with electrically operated loading door and separate personnel entrance
- 1.5 miles from junction 14 of the M65 motorway and positioned on the edge of Colne town centre

Location
The property is located in the Waterside area of Colne being on the edge of Colne town centre. The development is within 1.5 miles of junction 14 of the M65 motorway having good access to Skipton, Burnley and Blackburn.

Description
A stand alone warehouse unit extending to approximately 6,928 sq ft.

The property offers fully open plan warehouse accommodation with electric roller shutter and personnel access.

There is substantial shared yard space to the front of the site, along with large gated communal parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
GIA	6,928	643.61

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

Purchase price
On Application.

Rent
£45,000 per annum + VAT.

Tenure
Whiteacres understand the property to be freehold however, this information must be checked and verified prior to making a legal commitment.

VAT
We have been informed that the rent/purchase price will be subject to VAT at the prevailing rate.

Business Rates
To be assessed.

Outgoings
In addition to the rent and the business rates liability the tenants will be responsible for all services connected to the property and a nominal service charge will be levied. The landlords will also recharge the buildings insurance at 35 pence per sq ft.

Services
We understand the property has the benefit of three phase electricity, water and gas.

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.

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

Energy Performance Certificate
An Energy Performance Certificate has been commissioned and will be available upon request.

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

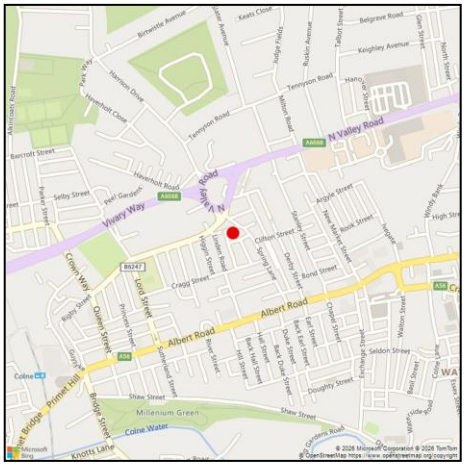
01282 428486
info@whiteacres-property.co.uk

These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.









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