TO LET

- Workshop unit occupied until recently by a fabrication company
  - Popular location and shared yard
    - 1,058 sq ft (98.3 sq m)

Unit 3 Oxford Mill
Holgate Street
Briercliffe
Burnley
BB10 2PW

MISDESCRIPTION: 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.
LOCATION
The industrial unit is located on an established estate known as Oxford Mill which is accessed from Holgate Street in the village of Briercliffe.

Other businesses in the immediate vicinity include Worsthorne Brewing Company Ltd and Tooling Solutions Ltd. Access to the M65 Motorway is within a ten minute drive of the estate.

DESCRIPTION
A workshop unit previously occupied by a fabrication business in a popular village location on the outskirts of Burnley.

The property comprises of a Northlight Mill with a large gated yard for loading/car parking. The premises is open plan internally with W.C. facilities, storeroom and private office.

The unit benefits from fluorescent strip lighting, shutter door and three phase electricity.

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

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<th>Description</th>
<th>GIA</th>
<th>98.3 sq m</th>
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<td></td>
<td>1,058 sq ft</td>
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TERMS
The property is available by way of a new lease for a term to be agreed at a rent of £495 per calendar month + VAT.

BUSINESS RATES
We have been verbally informed the rateable value for the property is £4,450.

The prospective tenant is likely to benefit from Small Business Rates Relief and should contact Burnley Borough Council on 01282 425011 to confirm the exact payable amount.

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

SERVICES
We understand the property has the benefit three phase electricity, mains water and W.C. facilities.

SERVICES 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.

OUTGOINGS
In addition to the rent and any business rates liability the tenants are to be responsible for the buildings insurance and the utilities connected to the property.

EPC
An energy performance certificate is available on request.

LEGAL COSTS
The landlords prepare their own in-house agreement for the tenants to sign so no legal costs will be incurred unless the tenants wish to seek advice or representation.

VIEWING
For further information or to arrange a viewing please Contact:
Whiteacres
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

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