

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Workshop units from £45 per week
- Self-storage units from £8 per week
- Various sizes available from 24 sq ft – 409 sq ft
- Rents inclusive of electricity, water and buildings insurance
- No business rates or VAT for eligible tenants



John Street Works Business Centre
Brierfield
Lancashire
BB9 5NX

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LOCATION

The property is located on the corner of Timber Street and John Street close to the centre of Brierfield.

The premises is approximately 2 miles from Burnley and half a mile from junction 12 of the M65.

DESCRIPTION

A former engineering premises which has been converted into various self-contained workshop/self-storage unit. The units range in size from 24 sq ft – 290 sq ft and are ideal for various uses.

The workshop units are accessed from a shared corridor and each unit has its own supply of electricity (up to a maximum of 15KW per week) together with lighting and a loading door for access. There are also a series of self-storage units on the first floor suitable for domestic and commercial storage needs.

The site has W.C. facilities & Wi-Fi and full details of the units are available on the tenancy schedule below;

ACCOMMODATION

The following units are available from the 1st July 2019;

UNIT	SQUARE FOOTAGE	PRICE PER WEEK
7	302	£45
14	409	£75
Self-store units		
18	43	£12
19	43	£12
20	32	£10
21	32	£10
22	24	£8
23	24	£8
24	43	£12
25	108	£25
26	108	£25
27	65	£18
28	65	£18
29	65	£18
30	97	£25
31	97	£25

RENT

Please see attached tenancy schedule. The rents include electricity up to a maximum consumption of 15KW per week, water and buildings insurance.

VAT

We have been verbally informed that the rents quoted are not subject to VAT.

BUSINESS RATES

It is likely that the ingoing tenants will benefit from 100% rates relief and should contact Pendle Borough Council on 01282 661661 for further details.

SERVICES

Mains electricity is available to every unit with communal W.C. facilities.

SERVICES RESPONSIBILITY

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

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local authority.

OUTGOINGS

In addition to the rent and any business rates liability the tenants will be responsible for their own contents insurance. All tenants will pay a bond equivalent to one month's rent prior to taking occupation of the workshop.

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