

Phone: 01282 428486
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TO LET

- Quality workshop accommodation located close to junctions 9 & 10 of the M65 motorway
- Gross internal floor area extending to 1,760 sq ft (164 sq m)
- Good on-site car parking and loading with secure gated yard
 - Excellent natural light from several large UPVC windows
 - Fluorescent LED lighting and shared toilet facilities
 - Tailgate loading door and painted floors throughout
- Very competitive rent being available for immediate occupation



**Unit 24 Habergham Mill
Coal Clough Lane
Burnley
BB11 5BS**

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LOCATION

The property is located at the front of Habergham Mill which is located off Coal Clough Lane close to the junction with Rossendale Road (A646).

Habergham Mill is within a short drive of both junctions 9 & 10 of the M65 and less than two miles from Burnley Town Centre.

DESCRIPTION

A refurbished workshop/warehouse unit within a mill complex having good access to both junctions 9 & 10 of the M65 motorway.

The workshop is positioned at the front of the mill and has lots of natural light from large UPVC windows at the front of the mill. The accommodation is mainly open plan with a 4 metre internal eaves height, painted floors and fluorescent LED lighting throughout.

The unit has shared toilets together with a tailgate loading door and would be ideal for use as a workshop or for use a small warehousing and distribution facility.

Externally there is a secure gated yard providing good on-site car parking and excellent loading for articulated vehicles.

ACCOMMODATION

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

DESCRIPTION	SQ FT	SQ M
Main workshop	1,262.3	117.3
Separate workroom	500.5	46.5
GIA	1,762.3	163.8

TERMS

The property is available for immediate occupation by way of a new lease for a term to be agreed at a rent of £585 per calendar month (with no VAT).

VAT

We have been verbally informed that VAT is not payable in relation to this building.

BUSINESS RATES

We have been verbally informed that the rateable value for the property is £4,600.

The prospective tenant is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm the full details.

OUTGOINGS

In addition to the rent and any Business Rates liability the tenants are to be responsible for all services connected to the property, the water rates which we understand to be £8 per member of staff per month and the buildings insurance which is £55 per month.

SERVICES

We understand the property has the benefit of mains electricity with access to shared toilets and water.

SERVICES RESPONSIBILITY

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

PLANNING

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

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