

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



TO LET

- Single storey workshop unit available on popular business park
 - Extending to 1550 sq ft (144 sq m)
 - Open plan layout with private office and bathroom facilities
- Roller shutter door and personnel door ideal for storage or workshop use
 - Large shared yard for car parking and loading
- Well positioned being close to Colne town centre with excellent connected to the M65



**Unit 6 Primet Business Centre
Burnley Road
Colne
BB8 8DQ**

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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 quarter of a mile of connections to the M65 and close to Boundary Mill and the Asda Supermarket.

Other businesses in the immediate vicinity include DFS, Argos, Lanlee Timber Supplies and Simpsons Kitchens & Bedrooms.

DESCRIPTION

Whiteacres are pleased to offer a single storey workshop/industrial unit in the popular Pendle town of Colne.

The unit is positioned in the corner of the estate each with its own loading door and offers mainly open plan workshop accommodation being suitable for various uses. The workshop space has good natural light from several surrounding windows and is available for immediate occupation.

The property has its own toilet facilities, private office and is suitable for various uses subject to obtaining the necessary planning consent.

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

ACCOMMODATION

Whiteacres have not measured the unit internally but have been provided with the following approximate floor areas by the landlords which are as follows;

DESCRIPTION	SQ FT	SQ M
Unit 6	1,550	144

As we have not measured the unit internally prospective tenants must check and verify this information prior to making any legal commitment.

TERMS

The unit are available by way of a new lease for a term to be agreed at a rent of £440 per month + 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 £3,700

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.

SERVICES

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

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.

PLANNING

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

OUTGOINGS

In addition to the rent and any business rates liability the ingoing tenants are to be responsible for the all services connected to the property including the water rates plus the estate service charge & buildings insurance cost which we understand to be £37.50 per calendar month + VAT.

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.

VIEWING

For further information or to arrange a viewing please Contact Whiteacres on the following;

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk