

TO LET



Multi purpose double industrial unit, in an excellent location

Unit 13 - 14 Primet Business Centre, Burnley Road, Colne, BB8 8DQ

- ❁ Open plan industrial warehouse extending to 1,182 Sq ft
- ❁ Businesses in the vicinity include Boundary Mill, Sainsburys Supermarket, Lanlee Timber Supplies and Handley Aerials
- ❁ Prominent location with excellent roadside visibility
- ❁ Fantastic open plan unit ideal for various uses
- ❁ Secure unit with excellent access to Colne town centre and the M65 network
- ❁ Free business rates for eligible tenants
- ❁ Available for immediate occupation
- ❁ Shared yard / car park

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property 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 Lanlee Timber Supplies and Handley Aerials.

Description

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

The unit is in a roadside location on Primet Business Centre allowing excellent visibility for passing trade. The unit has it's own generously sized loading door, a handy mezzanine floor, but mainly provides open plan workshop accommodation.

The property offers a good amount of natural light in conjunction with LED strip lighting throughout, in addition the property has it's own toilet facilities and utility room and is available for immediate occupation.

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

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Unit Space	17.5m x 6.3m	1,182.2	109.8
Mezzanine	6.3m x 3.0m	201.8	18.7
GIA		1,384	128.5

Terms

The unit is available by way of a new lease for a term to be agreed at a rental of £795 plus VAT pcm.

Vat

We have been verbally informed that the rent in relation to the property is subject to VAT, however a prospective tenant must check and verify this information prior to making any legal commitments

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £4,600 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent and any business rates liability, the ingoing tenants are to be responsible for all the services connected to the property including water rates, together with any estate service charges and buildings insurance, which is currently £70 plus VAT pcm.

Services

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

Service 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.

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 legal representation.

Viewings

Please contact the agents:

Kelly McDermott

01282 428486

kelly@whiteacres-property.co.uk

Aaron Pilling

01282 428486

aaron@whiteacres-property.co.uk

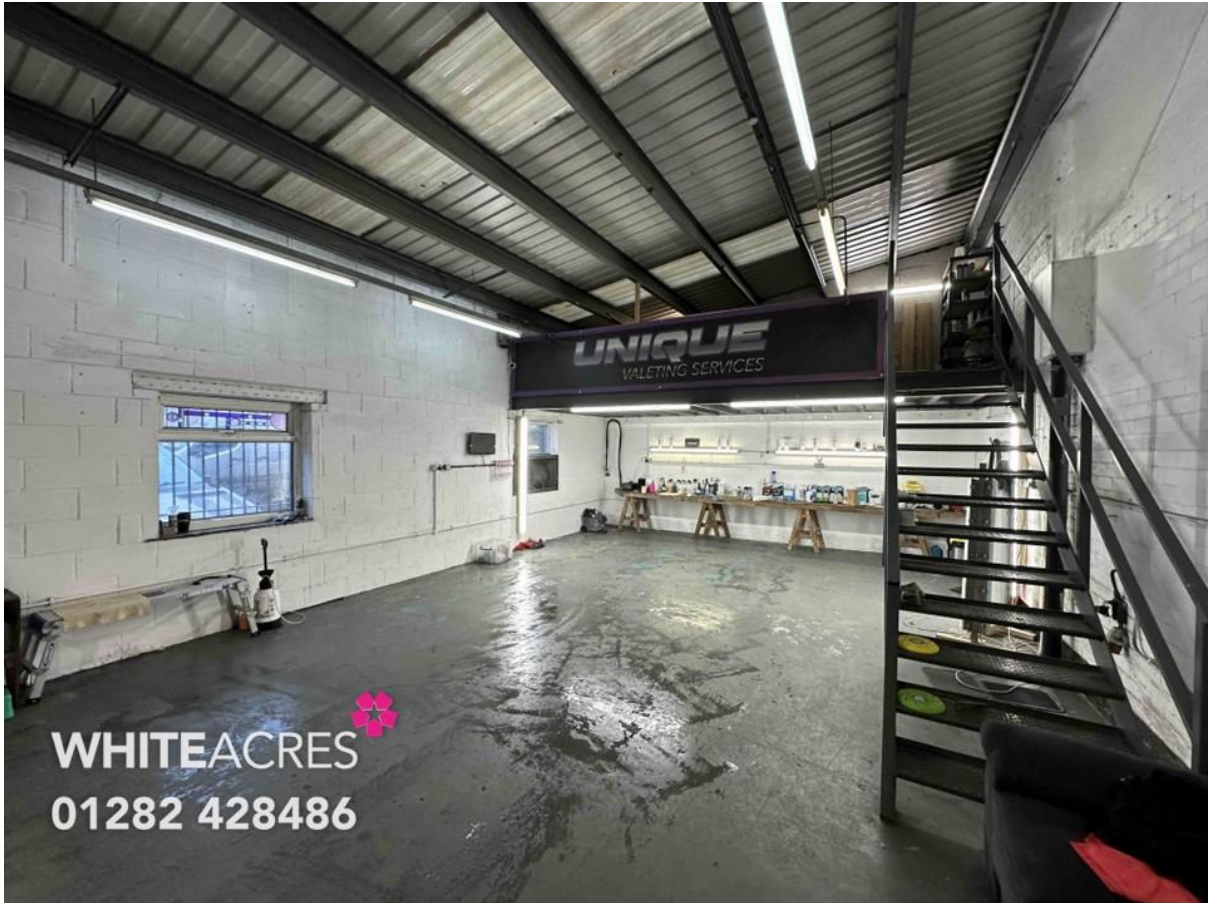
Whiteacres Property

Church House,

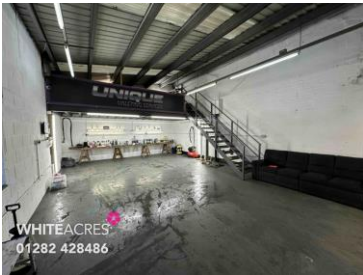
10 Church Street,

Padiham,

BB12 8HG



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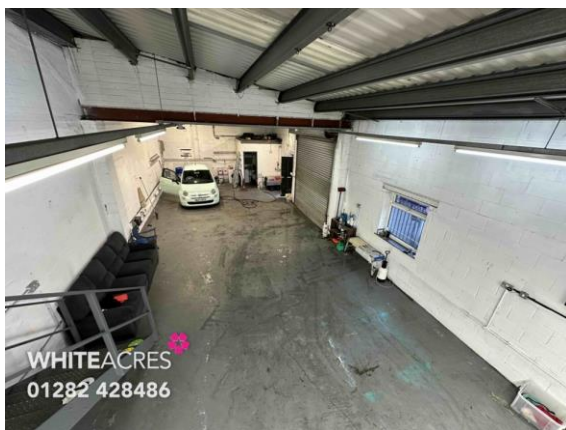
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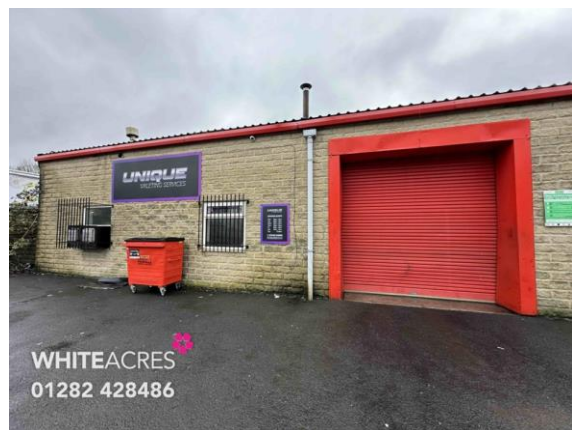
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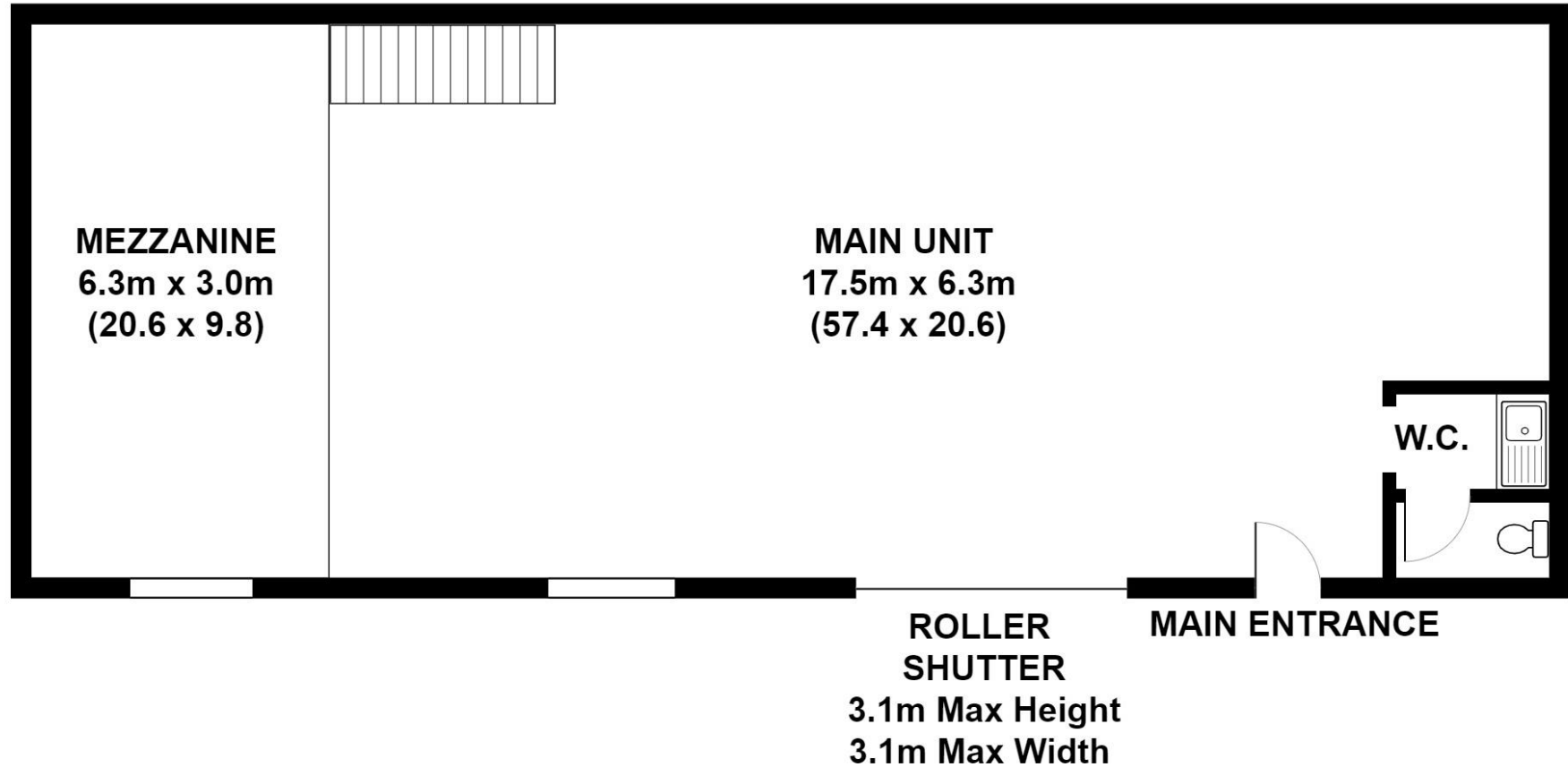


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PROMINENT OPEN PLAN INDUSTRIAL UNIT
Approx 109.8 sq. meters (1,182.2 sq. feet)



For illustration purposes only - not to scale