








**TO LET**



*Glazed office suite and fulfilment warehouse space*

## **Office & Fulfilment, Style Cafe Vivary Mill, Vivary Way, Colne, BB8 9NW**

-  Well positioned office suite close to junction 14 of the M65 motorway
-  Well located site near Boundary Outlet, Lloyd BMW and McDonalds
-  Available immediately at all inclusive rent with free onsite car parking
-  Potential fulfilment warehouse space available at additional rates
-  Quality glazed offices with modern carpets, LED lighting, fitted cabinets, modern electric heating and good natural light
-  Prime location with close proximity to the national motorway network and Colne town centre
-  Shared facility with use of modern kitchen and bathrooms

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The property is located on Vivary Way (A6068) close to Sainsburys, McDonalds and Lloyd BMW.

The property is within a short drive of Colne town centre and junction 14 of the M65 motorway.

## Description

A high quality first floor office suite in a popular location on the edge of Colne town centre.

The office is positioned off Vivary Way and offers an open plan layout with modern glazing, LED lighting, good natural light, modern carpets, fitted cabinets and a kitchen.

The office benefits from free car parking, 24 hour access, all inclusive rent and shared modern kitchen and bathroom facilities.

In addition to the available office suite there is also further office space available and fulfilment warehouse space at an additional cost.

## Accommodation

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

| DESCRIPTION      | DIMENSIONS  | SQ FT | SQ M  |
|------------------|-------------|-------|-------|
| Office Suite GIA | 4.9m x 3.9m | 205   | 19.04 |

## Terms

The office is available by from the 1st January 2024 by way of a new lease based on all inclusive terms.

## Vat

Whiteacres understand the rent quoted will be subject to VAT at the prevailing rate.

## Business Rates

The rent will be inclusive of business rates, further details of which are available on request.

## Outgoings

The rents are inclusive of electricity, water, buildings insurance and gas. The tenants are however responsible for their own phone/broadband package and their own contents insurance policy.

## Services

The property has the benefit of shared male and female toilets and fully equipped shared modern kitchen.

## Service Responsibility

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

## Legal Costs

Each party is to be responsible for their own legal costs.

## Viewings

Please contact the agents:

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