









TO LET



Unit 7, Siberia Mill, Holgate Street, Briercliffe, Burnley, Lancashire, BB10 2HQ

-  Workshop unit extending to 1,680 sq ft (156 sq.m)
-  Popular village location with large communal gated yard
-  Fluorescent lighting and WC facilities
-  Free Business Rates for eligible tenants
-  Double workshop premises ideal for engineering, light manufacturing or workshop uses
-  Competitive rent being available for immediate occupation
-  No car or vehicle related uses considered
-  Mains water and three phase electricity

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

Location

The property is situated off Holgate Street in the village of Briercliffe on the outskirts of Burnley.

The Business Park is located within a ten minute drive of the M65 motorway and also within a short drive of Nelson.

The Business Park is positioned in a mixed residential and commercial location.

Description

An open plan workshop unit being ideal for light manufacturing, engineering or warehouse purposes.

The property offers open plan workshop accommodation with fluorescent lighting and good natural light. The property has a roller shutter door, WC facilities and three phase electricity.

Externally there is a large yard providing off road car parking and loading for goods vehicles.

Accommodation

The property has been measured on a gross internal basis including fire corridor and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Workshop	12.6m x 12.4m	1,681.7	156.23

Terms

The property is available by way of a new lease for a minimum term of two years at an exclusive rent of £850 per calendar month plus VAT.

Vat

The rent quoted is subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for this property is £6,900 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the incoming tenants are to be responsible for all services connected to the property including water rates. The tenants are also responsible for the buildings insurance which will be recharged to the landlords and any service charge costs.

Services

We understand the property has the benefit of three phase electricity and mains water however there is no gas connected to the premises.

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

The Landlords will prepare their own agreement at no additional cost to a tenant. The tenant's should however seek their own legal advice before signing any legally binding documentation.

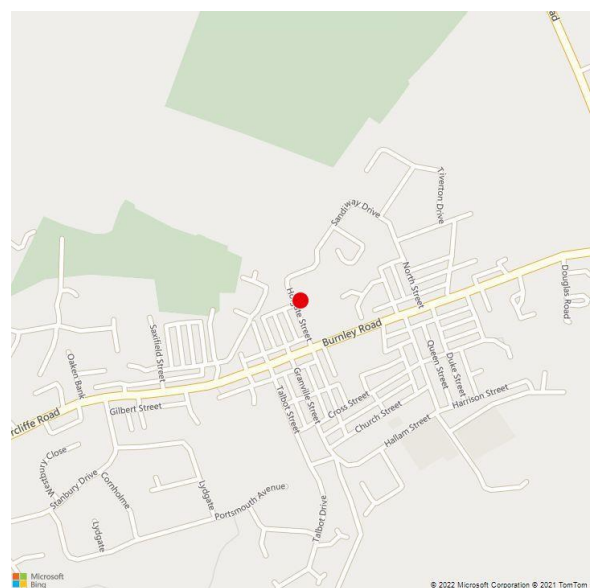
Viewings

Please contact the agents:

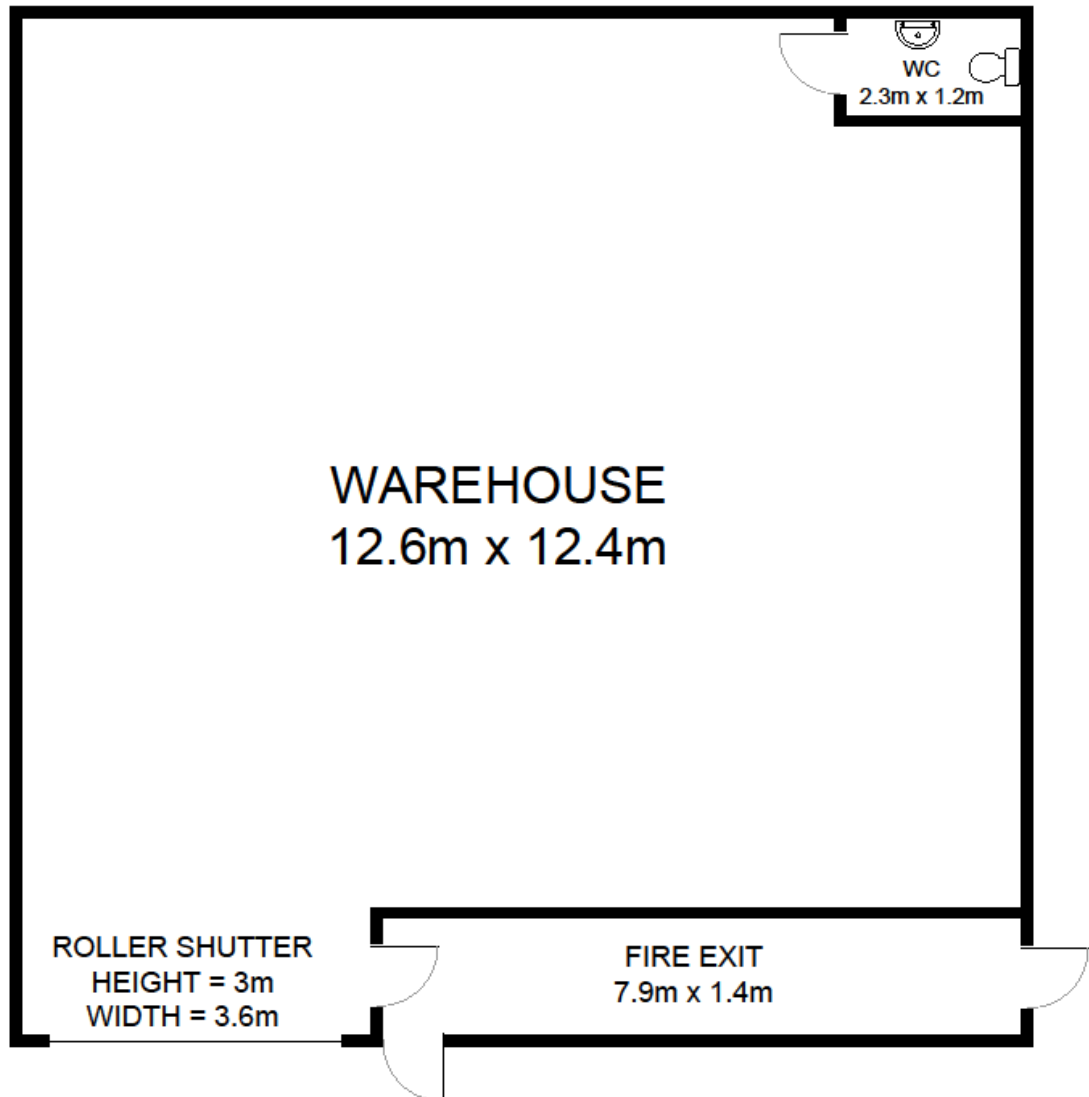
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OPEN PLAN INDUSTRIAL UNIT
(approx 156.2 sq meters, 1681.3 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE