

TO LET/FOR SALE



Brand new mid-parade warehouse extending to over 1,623 sq ft

5B Spring Garden Business Park, Spring Garden Road, Colne, BB8 8FP

- ❁ 1.5 miles from junction 14 of the M65 motorway and positioned on the edge of Colne town centre
- ❁ Freehold warehouse being the last of its size being available on the business park
- ❁ Open plan warehouse with three phase electricity
- ❁ Perfect for workshop, storage and other similar uses
- ❁ Superb investment opportunity with good access to Skipton, Burnley and Pendle
- ❁ 3.5 metre electric roller shutter access with personnel door
- ❁ Large gated communal yard providing off road car parking and good loading
- ❁ Likely to benefit from free business rates for eligible occupants

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

Location

The property is located in the Waterside area of Colne being on the edge of Colne town centre.

The development is within 1.5 miles of junction 14 of the M65 motorway having good access to Skipton, Burnley and Blackburn.

Description

An mid-parade warehouse unit extending to over 1,623 sq ft.

The property offers fully open plan warehouse accommodation with electric roller shutter and personnel access.

The premises has a substantial yard laid in tarmac at the front of the site together with three phase electricity and mains water.

A perfect investment opportunity suitable for owner/occupier or various business uses.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
GIA	1,623	150.7

Price

£259,680 + VAT.

Rent

£19,476 + VAT.

Vat

We have been informed that the purchase price will be subject to VAT at the prevailing rate.

Tenure

Whiteacres understand the property to be freehold however, this information must be checked and verified prior to making a legal commitment.

Business Rates

The property will need to be assessed and allocated with a new rateable value. An indication of the likely rates payable can be supplied on request.

Further enquiries should be directed to pendle Borough Council on 01282 661661.

Services

The property has the benefit of three phase electricity and mains water.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, appliances are in 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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