

TO LET



Substantial top floor mill accommodation extending to approximately 12,000 sq ft

Top Floor Atherton Holme Mill, Railway Street, Bacup, Lancashire, OL13 0UF

- ❁ Stone built mill with excellent natural light
- ❁ Ideal for open plan warehouse, light manufacturing, or storage accommodation
- ❁ Gas space heating, censored LED lighting, and a 1.2 tonne goods lift
- ❁ Accessible location in Rossendale, close to Bacup, and Rawtenstall
- ❁ Two showers and two toilets
- ❁ Free onsite car parking
- ❁ Sub-metered electricity and water
- ❁ No VAT, and free business rates for eligible tenants

ACCOMMODATION AVAILABLE FEBRUARY 2026

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

Location

The mill is located off Newchurch Road in Bacup within a short drive of Rawtenstall, and the A56 bypass.

The property is located in a mixed residential and commercial location, and is within a 30 minute drive of Manchester.

Description

Top floor mill accommodation in the borough of Rossendale located close to both the towns of Bacup and Rawtenstall.

The property offers open plan workshop/storage space with good natural light, gas space heating, and LED lighting.

The property benefits from an abundance of natural light, male and female toilets, and showers. The property has a 3 x 2 metre lift with a 1.2 tonne capacity and a shared loading bay to the side of the mill.

The site has free car parking, and is ideal for light manufacturing or warehousing and distribution.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Warehouse	20.7m x 48.6m	10,828.6	1,005.9
Lift Room	15.9m x 7m	1,198	111.3
GIA		12,026.6	1,117.3

Rent

£18,000 per annum.

Vat

The rent quoted is not subject to VAT at the prevailing rate.

Lease Terms

The property will be available from February 2026 by way of a new lease for a minimum term of three years.

Business Rates

Whiteacres have been informed the rateable value for the top floor is £4,541 per annum.

A prospective tenant is likely to benefit from 100% small business rates relief, and must contact Rossendale Borough Council on 01706 217777 to confirm further details.

Outgoings

In addition to the rent, the tenants will be responsible for all services connected to the property, any business rates liability for the top floor, and a contribution towards the buildings insurance. A service charge may be levied for maintenance of the common parts, further details of which are available on request.

Services

The property has mains electricity, water, and gas, which will be sub-metered.

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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