

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET



**SOUGHBRIDGE MILL
COLNE ROAD
SOUGH
NR. BARNOLDSWICK
BB18 6SZ**

- Multi-let northlight mill
- Existing vacant units
- Yardage

LOCATION

On the A56 between Earby & Kelbrook to the north of Colne, 4 miles distant and 2.7 miles from Barnoldswick.

DESCRIPTION

A former weaving mill split to form multi-let industrial and office / studio units. Access to the units is either from a communal corridor or directly from the front of the mill or from the rear yard.

ACCOMMODATION

As per schedule.

SERVICES

All mains services are supplied to the site.

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



RATING

Rateable values to be re-assessed upon occupation.

LEASE TERMS

Flexible leases on the landlord's standard agreement on an effective full repairing and insuring basis.

RENTAL

As per schedule.

VAT

VAT is not charged on the rental.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to pay their own costs.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

SCHEDULE OF ACCOMMODATION

<u>Unit No.</u>	<u>Size</u>	<u>Rental (No VAT)</u>
Unit E 3 phase	69.39 sq.m. (747 sq.ft.)	£350 per month
Unit F 3 phase	79.94 sq.m. (860 sq.ft.)	£475 per month

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