

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



UNIT 1 INNOVATION WORKS GISBURN ROAD BARROWFORD NELSON BB9 8NB

- Quality modern warehousing/distribution unit.
- Extending to 4,144 sq. ft. (385 sq. m)
- Clear loading with up to 8 metres eaves.
- Prominent location close to Junction 13 M65.
- High visibility from Gisburn Road with onsite parking.

LOCATION

Prominent, on the main arterial road in Barrowford with high visibility at the entrance to Innovation Works and only 225 metres from Junction 13 M65.

DESCRIPTION

A modern end portal frame unit providing open accommodation under a mono-pitch roof. The unit has the benefit of two W.C's. and a substantial electric roller shutter 5.6 m width, 4.58 m height.

ACCOMMODATION

Unit 1

385 sq. m (4,144 sq. ft.)

EXTERNALLY

Designated parking spaces with loading from an extensive yard.

SERVICES

Single phase electric and water. There is availability for three-phase electric power.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority. Contact Pendle Borough Council on 01282 661661 or via the contact page www.pendle.gov.uk

RATING

The Valuation Office confirms a Rateable Value of £16,250. The estimated rates payable for a sole occupier for 2026/2027 is £6,971.25. Confirm with Pendle Borough Council.

TENURE

Leasehold on a full repairing and insuring basis.

BUILDINGS INSURANCE

The Landlord charges the tenant £84 per month to cover buildings insurance.

RENTAL

£33,600 per annum plus VAT.

VAT

VAT is charged upon the rental.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a C Energy Rating.

LEGAL COSTS

Each party to be responsible for their own costs. No charge for the landlord's standard agreement.

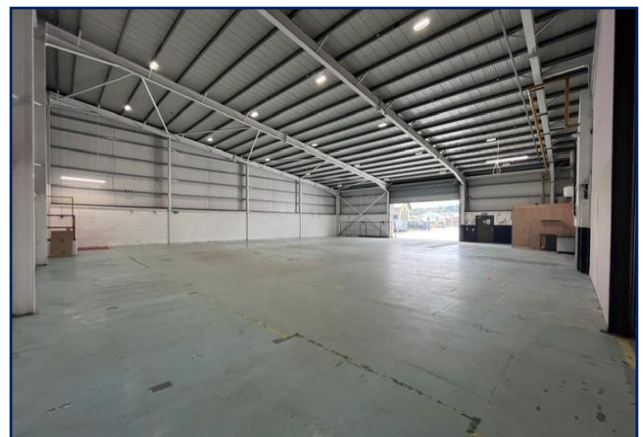
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

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

Our Ref: SJ.KC.2607 Email: stephen@tdawson.co.uk



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