

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET/MAY SELL



BRADFORD MILL PHILLIPS LANE COLNE BB8 9PQ

- Substantial industrial building with large yard
- Within 0.5 miles of Junction 14 M65.
- 5,572.79 sq. m (59,987 sq. ft.)
- Total site area approximately 1.18 hectares (2.92 acres)
- Large car park

LOCATION

Situated on Phillips Road, a popular commercial area of Colne. Approximately half a mile from Junction 14 of the M65. Occupiers in the area include Arista and Oddie's Textiles.

At the end of the M65 which is approximately half a mile distant is the Boundary Mill store and a new EG On The Move Service Station including drive through Starbucks.

The property can be accessed via Phillips Lane alternatively from Greenfield Road via Primet Bridge for commercial vehicles.

DESCRIPTION

Substantial industrial complex comprising two interconnecting buildings in a large site.

The main building is a former northlight weaving shed of stone construction under a northlight roof. This area is predominately single-storey although there is a small two-storey area to the rear corner of the property.

Loading to this facility is via 8 dock level doors with further loading down the side of the property via the two-storey section.

Internally this area provides predominately open plan industrial/manufacturing accommodation and also includes various staff WC's.

The second building is concrete framed and provides office accommodation along the frontage together with rear manufacturing accommodation. Elevations are clad in profiled sheet metal cladding with an insulated corrugated asbestos roof.

This building was originally single storey but a substantial mezzanine is now included which provides first floor showroom and further storage accommodation.

The offices are well presented and benefit from suspended ceilings throughout to include various private offices and main reception.

ACCOMMODATION

Northlight Former Weaving Mill

Area to include the ground floor of the small two-storey section

3,811.41 sq. m (41,027 sq. ft.)

First Floor Stores within the two-storey area

98.38 sq. m (1,059 sq. ft.)

Concrete Framed Unit

Ground Floor to provide offices, reception, WC's with rear workshop and loading bay

1,356.34 sq. m (14,600 sq. ft.)

First Floor stores, showroom and boardroom

306.66 sq. m (3,301 sq. ft.)

Total Gross Internal Floor Area

5,572.79 sq.m (59,987 sq. ft.)

EXTERNALLY

The property is within a large site of approximately 1.18 hectares (2.92 acres). The site is fully secured by palisade fencing with barrier protection at the entrance. Parking for approximately 90 cars.

SERVICES

All mains services are available including three-phase electricity. The offices are heated via a gas fired hot water central heating system.

SERVICES RESPONSIBILITY

It is the ingoing tenant's/purchaser's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the tenant's/purchaser's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

With effect from the 1st April 2026 the property will have a Rateable Value of £107,000 we are verbally informed by the Local Authority.

PRICE

Upon request.

RENTAL

£180,000 per annum. The rental to be paid quarterly or monthly in advance.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

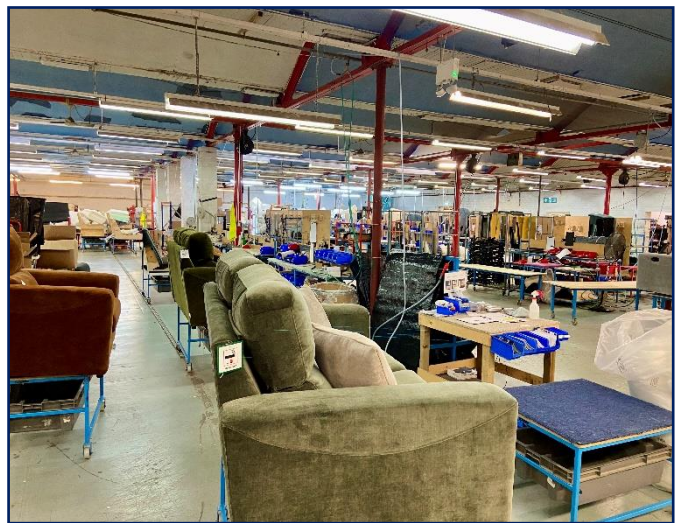
LEGAL COSTS

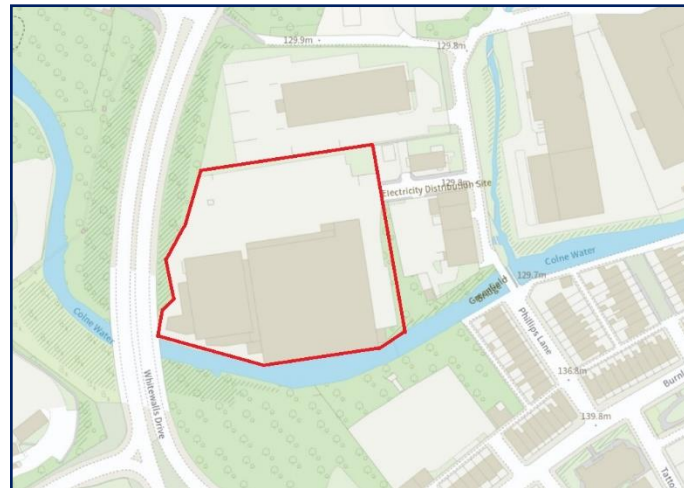
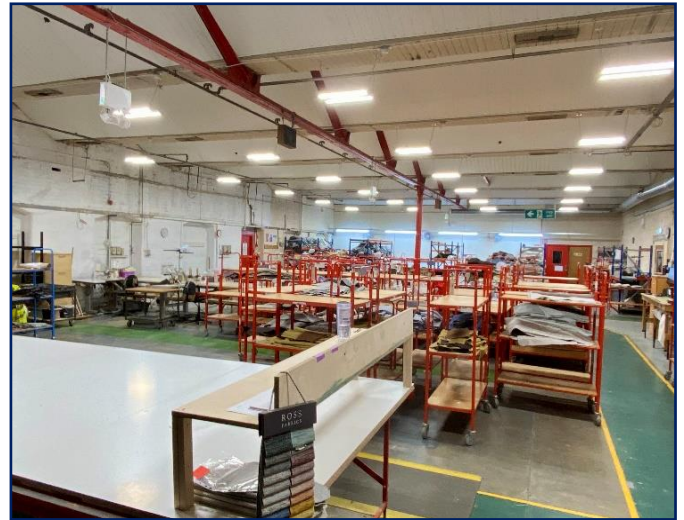
Each party to be responsible for their own costs incurred.

VIEWING

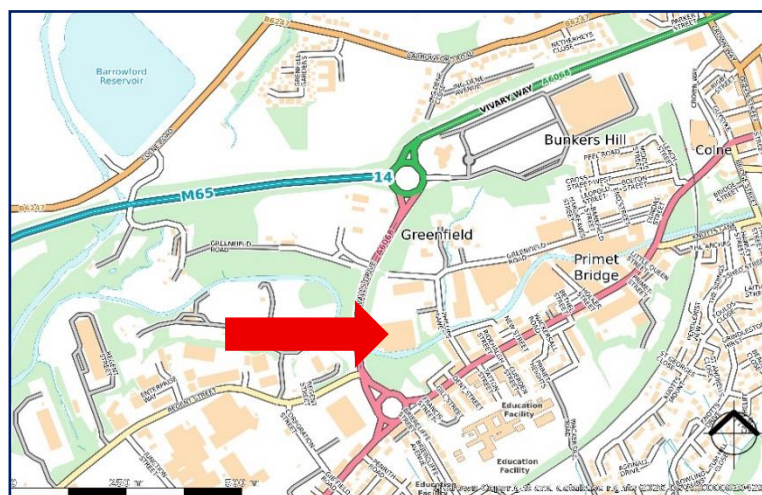
STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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