

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**TO LET**



## BANKFIELD MILL GREENFIELD ROAD COLNE BB8 9PD

- 254.51 sq. m (2,740 sq. ft.)
- Workshop/storage premises with first floor offices.
- Convenient edge of Colne location.
- Close to Junction 14 M65.

## LOCATION

Situated on Greenfield Road in a popular commercial area of Colne.

Greenfield Road can be accessed from either Phillips Lane or directly from Burnley Road (A56) the main arterial route linking Colne town centre and the M65.

Junction 14 of the M65 is within one mile.

## DESCRIPTION

Two-storey commercial property of traditional construction beneath a pitched slate roof.

The ground floor provides two distinct areas for workshop/storage purposes. The main workshop area is accessed via double timber doors from Greenfield Road.

The first floor has been sub-divided to provide various well proportioned offices each with perimeter trunking and suspended ceilings.

Also within the first floor is a canteen area and both ladies and gents WC's.

## ACCOMMODATION

120.77 sq. m (1,300 sq. ft.)

### First Floor

133.74 sq. m (1,440 sq. ft.)

Total Gross Internal Floor Area

254.51 sq. m (2,740 sq. ft.)

## EXTERNALLY

There are no external areas.

## SERVICES

All mains services are available within the exception of gas although we believe gas to be available within Greenfield Road. The offices are heated via wall mounted electric heaters.

## SERVICES RESPONSIBILITY

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

## PLANNING

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

## RATING

The property has a current Rateable Value of £6,700 we are verbally informed by the Local Authority.

## 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.

## RENTAL

**£16,500 per annum**

## 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.

## MONEY LAUNDERING

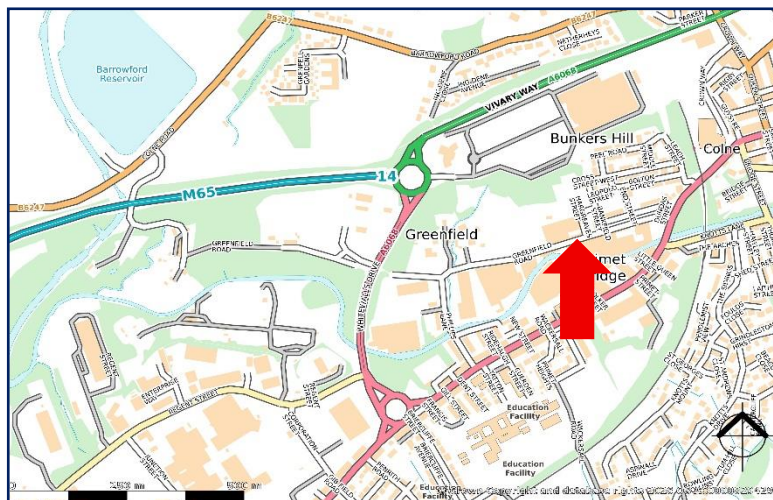
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

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

Our Ref: MC.KC.2604.16919 Email: [michael@tdawson.co.uk](mailto:michael@tdawson.co.uk)





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