

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

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

TO LET



CALDER MILL LENCHES ROAD COLNE BB8 8ET

- WAREHOUSE AND WORKSHOPS
- 10,000 sq. ft.

LOCATION

Calder Mill is located in the Waterside district of Colne close to the town centre and opposite the Lord Rodney public house.

DESCRIPTION

A multi let industrial premises with open plan warehousing to the northern elevation and workshops at ground and first floor to the southern elevation. Parking to the front of the property.

Rear warehouse (with racking)

Clear span warehousing with 5.35m working height to the underside of the steel truss work, concrete floor and fluorescent lighting. Access through a shared electric roller shutter 5.88m width x 4.89 height.

Unit Two

Workshop/storage through double doors, concrete floor and working height of 3.64m. Walls of stone and a concrete floor.

ACCOMMODATION

Unit Two	56.87 sq. m.	612 sq. ft.
Rear warehouse	929 sq. m	10,000 sq. ft.

EXTERNALLY

A frontal yard area for loading and parking with gated fencing to the parking / loading area of the three storey section.

SERVICES

All mains services are available. Communal w.c. facilities. 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

To be confirmed.

TENURE

Leasehold on an internal repairing and insuring basis.

INSURANCE

The tenant reimburses the landlord for the cost of buildings insurance being 40p per sq. ft.

RENTALS

Unit Two	£300 per month exclusive
Rear warehouse	To be agreed

VAT

VAT is charged upon the rental.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

No charge for the landlord's standard agreement.

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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