

PROPERTY PARTICULARS INDUSTRIAL

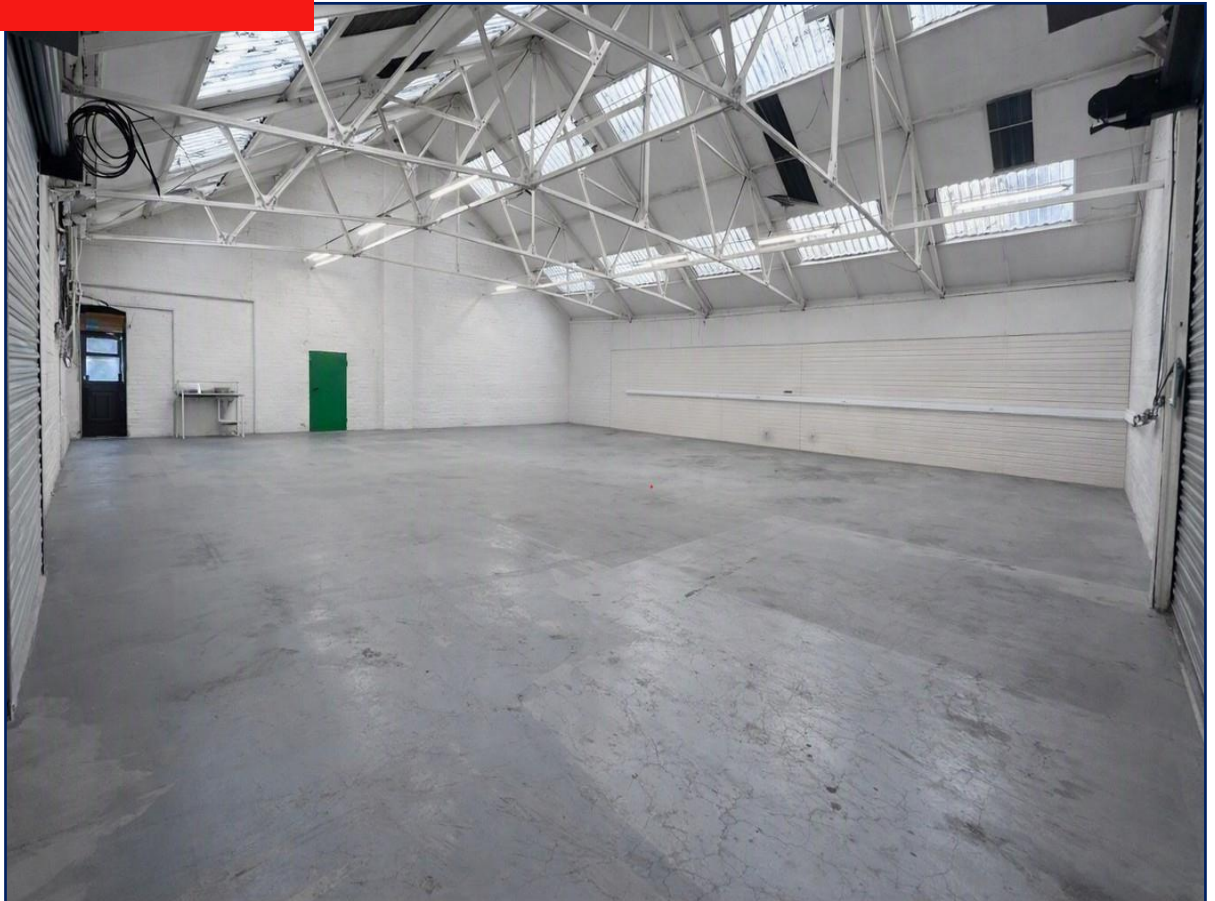
**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



REAR WAREHOUSE STANDROYD MILL COTTON TREE LANE COLNE BB8 7BW

- Open plan warehouse 2,447 sq.ft. with enclosed external compound 1,200 sq. ft.
- Roller shutter loading with adjacent onsite parking.
- No VAT payable and commercial rates free.
- 2.1 miles to Junction 14 M65.

LOCATION

At the Eastern edge of Colne. Turn off Keighley Road (A6068) towards Trawden along Cotton Tree Lane.

After 750 yards Standroyd Mill is on your left recognised by the green "Garden Outlet" signage.

Unit G1 is past reception and at the rear of the Mill up a concrete ramp.

DESCRIPTION

Of regular proportions (15.61 m x 14.54 m) with roller shutter access from a covered external compound (7.68 m x 14.54 m). Gas space warehouse heater. Four rows of translucent roof panels provide good natural light.

ACCOMMODATION

Unit G1 227.33 sq. m 2,447 sq. ft.

EXTERNALLY

Covered compound 111.48 sq. m 1,200 sq. ft.

SERVICES

All mains services, three-phase electricity, gas and water.

SERVICES RESPONSIBILITY

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

RATING

The Rateable Value is being assessed.

Under £12,000 Rateable Value a sole tenant would benefit from 100% discount on rates payable. Contact Pendle Borough Council on 01282 661818 or business.rates@pendle.gov.uk to confirm the Small Business Rates Relief Scheme.



PLANNING

Formerly as storage and production under Class E. Tenants to ensure their proposed usage would have local authority planning approval.

ENERGY PERFORMANCE CERTIFICATE

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

LEASE

Available on a new repairing and insuring lease for a term to be agreed.

RENTAL

£6.00 per sq. ft.

VAT

VAT is not charged on the rental.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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.2607.16949 Email: stephen@tdawson.co.uk





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