



**Warehouse / workshop in prominent roadside location on the edge of Colne Town Centre.**

## **TO LET**

**BRIDGE MILL  
BURNLEY ROAD  
COLNE  
LANCASHIRE  
BB8 8DY**

**13,911 Sq Ft (1,292.33 Sq M)**

- Extensive open plan warehousing with adjoining high bay workshop, offices and off road parking.
- Competitive rent and suitable for a variety of storage and workshop uses.
- Main road position approximately ½ a mile from junction 14 of the M65.
- Previous uses including storage, showroom and light manufacturing.

### Location

Bridge mill is prominently positioned with a substantial frontage onto the busy Burnley Road (A56), providing direct access into Colne town centre and situated just minutes from Junction 14 of the M65 motorway.

The property is also conveniently located near Colne railway station, with nearby occupiers including Boundary Mill Stores, Lanlee Supplies and Primet Business Centre.

### Description

The property comprises a single storey workshop/warehouse of traditional north-light roof construction, with stone and brick elevations.

The main warehouse is generally open plan and includes three private offices, a store room and male and female WC facilities. In addition to the main warehouse is a high-bay workshop, positioned at a slightly higher level. This is connected internally to the warehouse and also features its own timber frontage to Burnley Road, with roller shutter security, a separate personnel door and display windows.

Ideal for warehousing or light manufacturing uses, the property benefits from three phase electricity supply, LED lighting, excellent natural light and on site parking.

Externally, there is a tarmac yard providing off-road parking and loading facilities.

### Accommodation

Ground Floor

Main Warehouse 1,009.66 sq.m 10,867.98 sq.ft

Office 1 9.92 sq.m 106.77 sq.ft

Office 2 9.98 sq.m 107.42 sq.ft

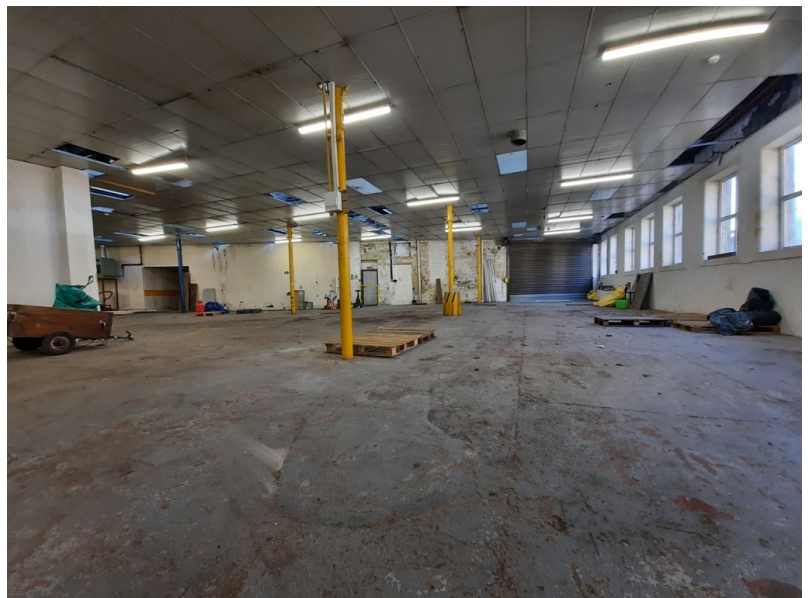
Office 3 10.12 sq.m 108.93 sq.ft

Store 8.54 sq.m 91.92 sq.ft

WC's 12 sq.m 129.16 sq.ft

High bay workshop 232.12 sq.m 2,498.53 sq.ft

GIA 1,292.34 sq.m 13,911 sq.ft



### Planning

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

### Rent

£25,000 per annum plus VAT.

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £19,750 per annum (2025/26).

### Services

The property has the benefit of all mains services.

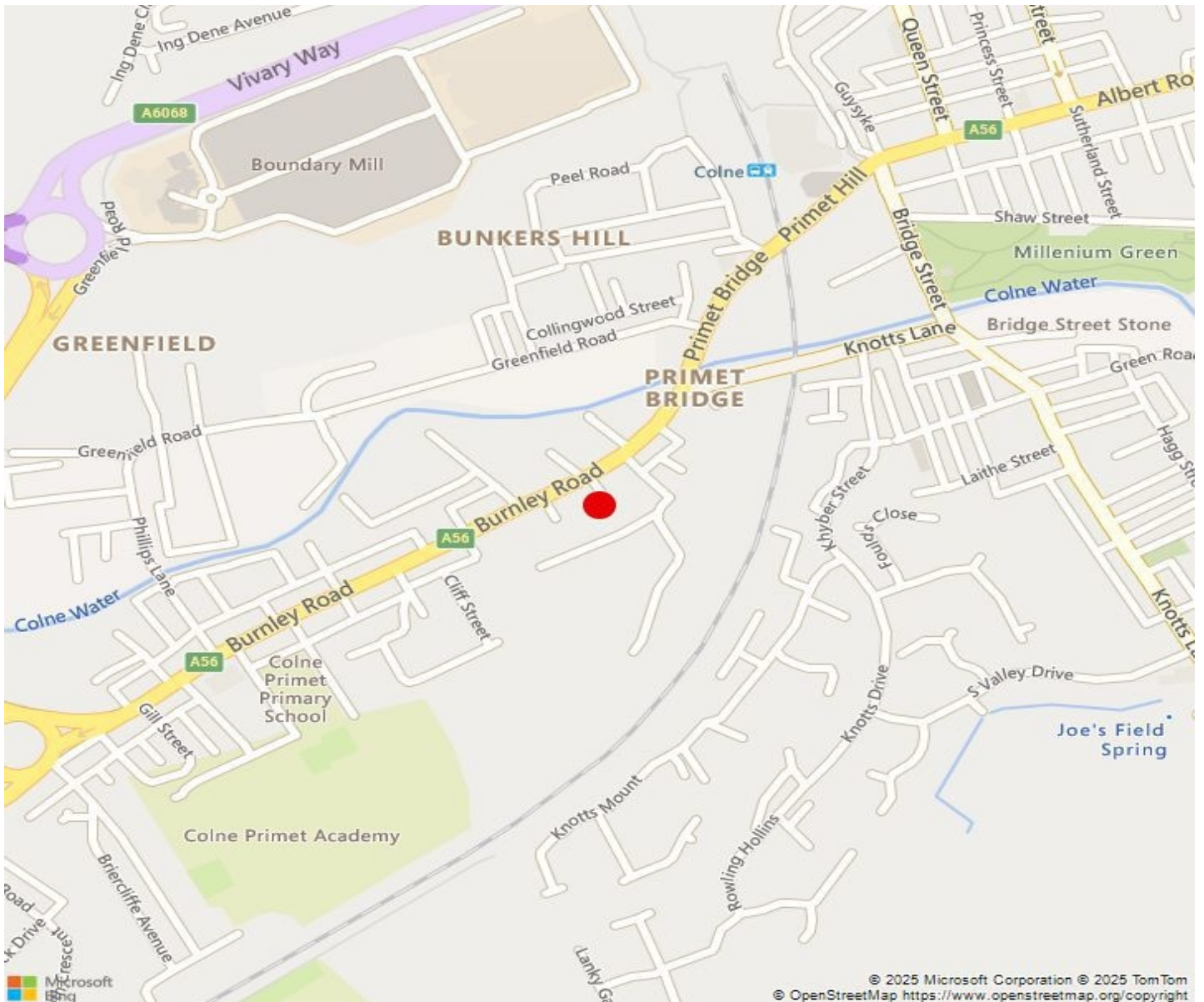
### Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each party is to be responsible  
for their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

