

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

FOR SALE/TO LET



**UNITS 5A – 5G
SPRING GARDENS BUSINESS PARK
SPRING GARDENS ROAD
COLNE
BB8 8AL**

- New Industrial/Warehouse Premises
- 1½ Miles from Junction 14, M65
- Edge of Colne Town Centre
- 151 sq. m. – 157 sq. m. (1,623 sq. ft. – 1,687 sq. ft.)

LOCATION

Situated at the edge of Colne town centre approximately 1½ miles from Junction 14 of the M65.

Colne town centre and all its amenities are within half a mile. The development links with the A56 the main arterial route into Colne from the M65 with access from Shaw Street or Spring Gardens Road.

DESCRIPTION

Planning consent has been granted for a new industrial/warehouse development.

The units will be built to a shell with occupiers fit outs available via separate negotiation.

Each unit will benefit from frontal loading with ample car parking and loading areas. Other opportunities are available within the development on a design and build basis.

ACCOMMODATION

Unit 5A	157 sq.m.	1,687 sq.ft.
Unit 5B	151 sq.m.	1,623 sq.ft.
Unit 5C	151 sq.m.	1,623 sq.ft.
Unit 5D	151 sq.m.	1,623 sq.ft.
Unit 5E	UNDER OFFER 147 sq.m.	1,580 sq.ft.
Unit 5F	UNDER OFFER 183 sq.m.	1,974 sq.ft.
Unit 5G	UNDER OFFER 187 sq.m.	2,018 sq.ft.

All areas quoted are gross internal.

SERVICES

All mains services will be available. It is the prospective purchaser's/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

Planning has been submitted for use Class B2 (General Industrial)/B8 (Storage & Distribution). It is the prospective purchaser's/ingoining tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority

RATING

The units will have to be assessed upon occupation. An estimate can be provided if required.

PRICE

Unit 5A	£269,920
Unit 5B	£259,680
Unit 5C	£259,680
Unit 5D	£259,680
Unit 5E	£252,800
Unit 5F	£315,840
Unit 5G	£322,880

RENTAL

£12.00 per sq. ft.

VAT

VAT is applicable.

LEASE TERMS

The units are available on a full repairing and insuring basis for a term of years to be agreed incorporating rent reviews at appropriate intervals.

SERVICE CHARGE

A service charge will be levied on all occupiers within the development for management and maintenance of the common areas.

ENERGY PERFORMANCE CERTIFICATE

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

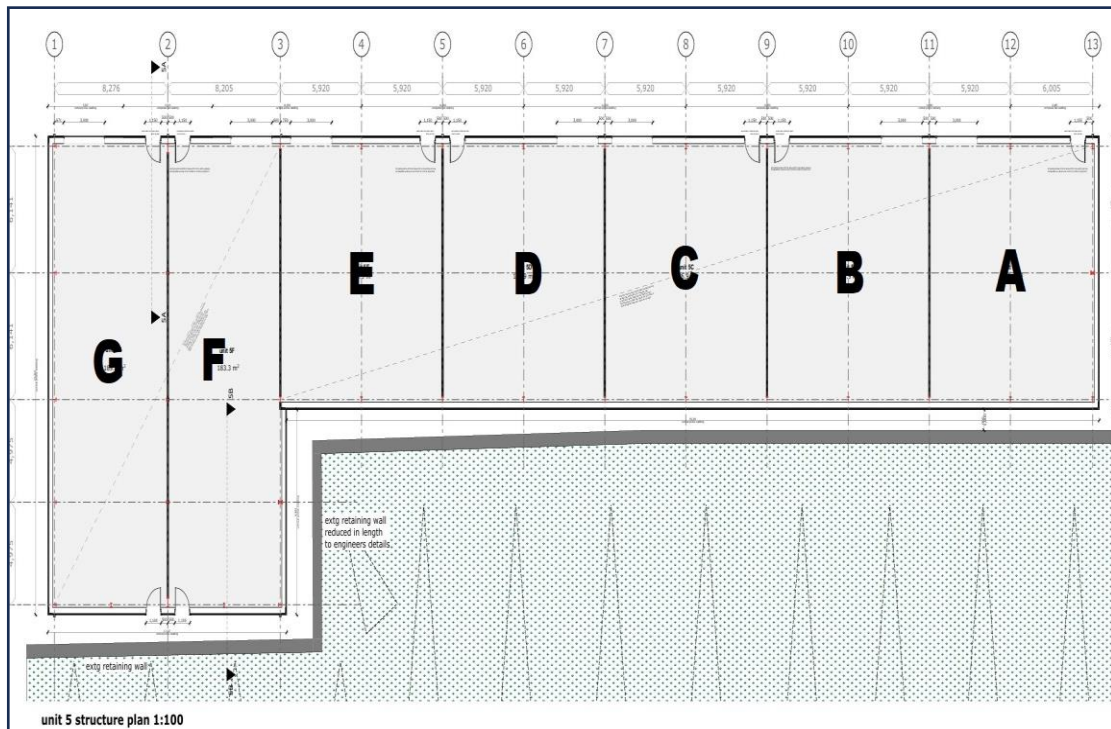
LEGAL COSTS

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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