



WAREHOUSE/OFFICE ACCOMMODATION

To Let

Garden Vale Business Centre
Greenfield Road
Colne
Lancashire
BB8 9PD

From 280 sq.ft (26.01 sq.m)
to 968 sq.ft (89.93 sq.m)

Property Information

- Open plan warehouse accommodation
- Ample on site parking to the rear
- Flexible lease terms
- 5 minutes drive to Junction 14 of M65

LOCATION

The properties are situated within half a mile of Junction 14 of the M65 and within one mile of Colne town centre. The properties are in an established commercial district and are accessed off Greenfield Road.

DESCRIPTION

Single storey warehouse/workshop units with a double pitched trussed roof. The units are mainly open plan warehouse accommodation with three additional open plan office units. The accommodation benefits from gas space heating, roller shutter loading and is available for immediate occupation.

ACCOMMODATION

The Landlord has informed us that the following units are available:

Unit	Type	Sq.m	Sq.ft	Rent (p.m)
1	Industrial	89.93	968	£350
3A	Industrial	31.59	340	£150
19	Office	40.60	437	£182
19B	Office	29.26	315	£131
19C	Office	26.01	280	£117

SERVICES

The units benefit from all mains services.

SERVICES RESPONSIBILITY

It is the prospective tenants 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 units are available by way of a new lease for a term to be agreed. Our client is prepared to be flexible with regard to the length of the Lease.

RENT

See Schedule

BUSINESS RATES

Unit 1	£2,375
Unit 3A	£820.00
Unit 19	£1,250
Unit 19B	£920.00
Unit 19c	£690.00

LEGAL COSTS

No legal fees for the Landlords standard agreement. The Tenant is to meet the Landlords legal costs for a formal lease.

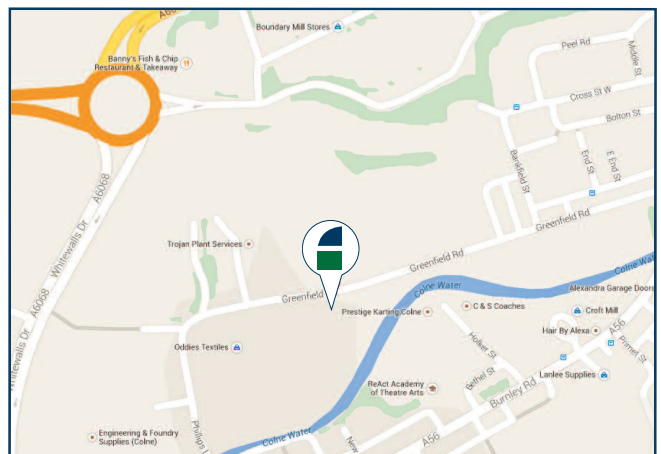
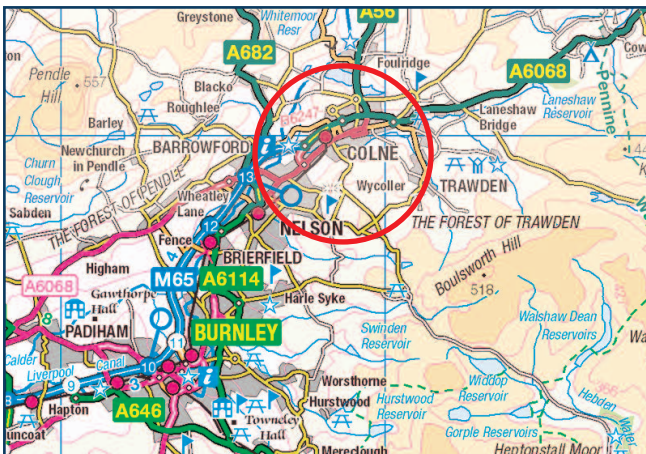
VAT

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

VIEWING

Petty Chartered Surveyors
Imperial Chambers
Manchester Road
Burnley
BB11 1HH

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk



Petty Chartered Surveyors (and their joint agents where applicable) for themselves and the Vendors or Lessors of this property for whom they act give notice that; 1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract. 2) Petty Chartered Surveyors cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy. 3) No employee of Petty Chartered Surveyors (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract, whatever in relation to the property. 4) Prices/rents quoted in these particulars may be subject to V.A.T in addition. 5) Petty Chartered Surveyors will not be liable in negligence or otherwise for any loss arising from the use of these particulars. 0914