



Light Manufacturing / Workshop Unit

TO LET

**UNIT 7
SIBERIA MILL
HOLGATE STREET
BRIERCLIFFE
BURNLEY
LANCASHIRE
BB10 2HQ**

1,695 Sq Ft (157.47 Sq M)

- Double workshop unit ideal for engineering, light manufacturing or workshop uses.
- Popular village location within a short drive from Burnley Town Centre.
- Ready for immediate occupation.
- 100% business rates discount for eligible Tenants.
- No car or vehicular related uses considered.

Location

The property is situated off Holgate Street in the popular village of Briercliffe on the outskirts of Burnley.

Siberia Mill is conveniently located within a 10 minute drive from junctions 10 and 11 of the M65 motorway network. Burnley and Nelson Town Centres are also within a short drive and other occupiers in the nearby vicinity include Tooling Solutions and Elite Engineering.

Description

An open plan workshop, ideally suited for light manufacturing, engineering, or warehousing uses.

The unit benefits from excellent natural light, complemented by fluorescent lighting throughout. Loading is via a full-height roller shutter door and the property has the benefit of three phase electricity supply and a WC.

Externally there is a large gated yard providing good loading and parking facilities.

Accommodation

The property has been measured on a gross internal basis including fire corridor and extends to the following dimensions.

Workshop 12.4 x 12.7 m 157.48 sq.m 1,695.1 sq.ft



Planning

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

Rent

£850 pcm + VAT.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £7,000 per annum. The property may benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct on 01282 425011.

Services

The property has the benefit of mains water and three phase electricity..

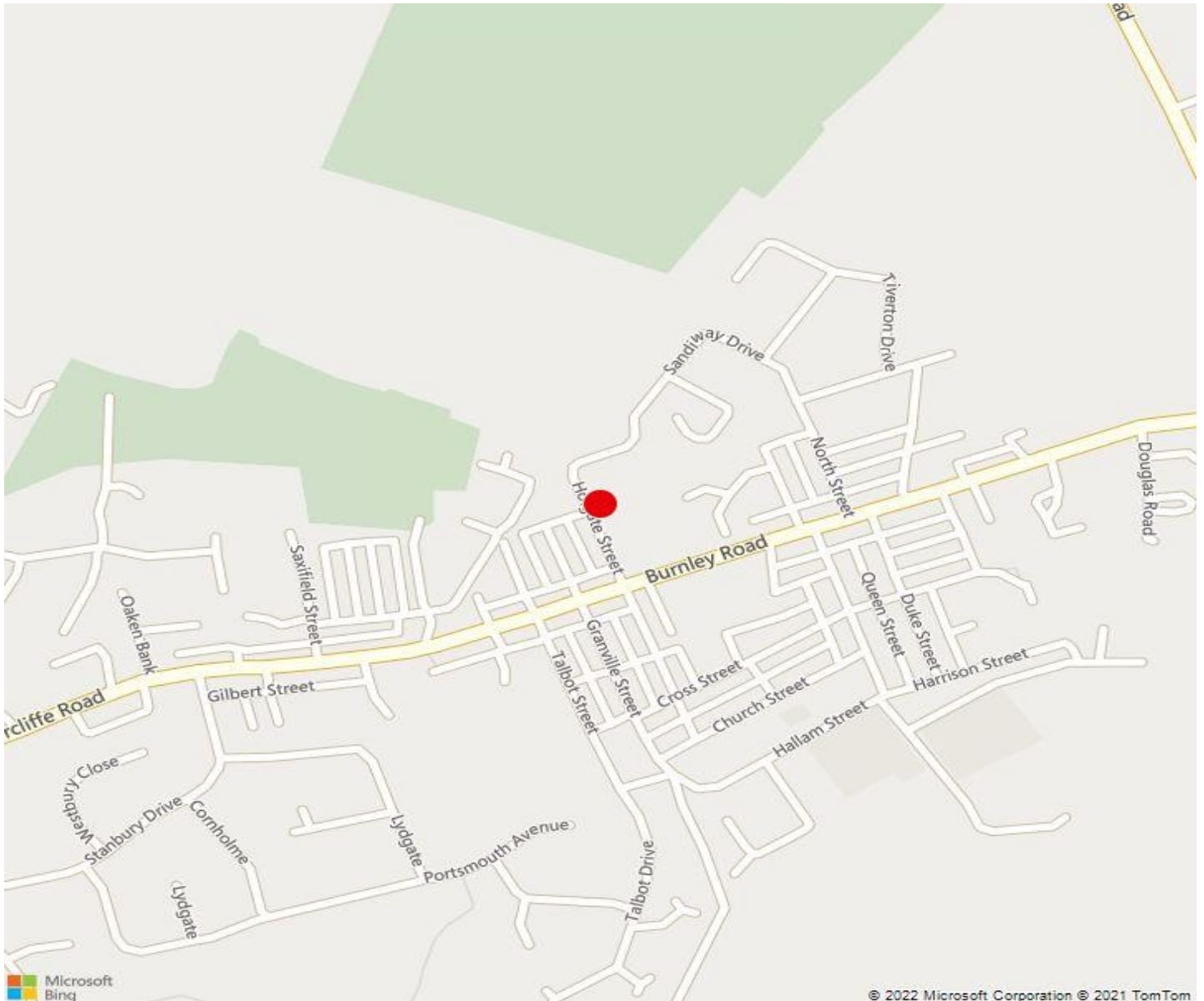
Services Responsibility

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 lease for a minimum term of 2 years with and exclusive rent of £900 pcm + VAT.





Additional Information

Viewings

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

Legal Costs

Each party is 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.

