

# INDUSTRIAL

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
[burnley@tdawson.co.uk](mailto:burnley@tdawson.co.uk)

## TO LET

**MANUFACTURE / STORAGE / OFFICE / WORKSHOP UNITS**

**UNITS FROM 81.28 SQ.M. (875 SQ.FT.)**



**GARDEN VALE BUSINESS CENTRE**  
**GREENFIELD ROAD**  
**COLNE**  
**LANCASHIRE**  
**BB8 9PD**

**LOCATION**

Greenfield Road is an established commercial area off the A56 Burnley Road one mile from Colne town centre and half a mile from Junction 14 M65 and the Whitewalls Industrial Estate.

**DESCRIPTION**

A northlight mill with adjoining warehousing which has been split to form separate units. Drive in access to units from communal corridors off the main car park. Unit 16 has direct roller shutter access from the rear car park.

**ACCOMMODATION**

See Schedule.

**SERVICES**

All mains services are connected to the property.

**SERVICES RESPONSIBILITY**

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

**TENURE**

Leasehold on an internal repairing and insuring basis.

**RENTAL**

See Schedule.

**VAT**

VAT is not charged upon the rental.

**BUILDINGS INSURANCE**

25p per sq.ft.

**LEGAL COSTS**

The landlord does not charge for the preparation of a standard agreement. Should a formal lease be required then the tenant to be responsible for the landlord's legal costs.

**VIEWING**

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

**SCHEDULE OF ACCOMMODATION**

<u>UNIT NO.</u>	<u>SQ.M.</u>	<u>SQ.FT.</u>	<u>MONTHLY RENT</u>	<u>RATEABLE VALUE</u>
3/4A	243.01	2,652	£775	£4,950
5	106.37	1,145	£382	TBA
16	31.29	875	£364	TBA

<u>OFFICE NO.</u>	<u>SQ.M.</u>	<u>SQ.FT.</u>	<u>MONTHLY RENT</u>	<u>RATEABLE VALUE</u>
19C	26.0	280	£117	£690
19B	29.3	315	£131	£920
19	40.6	437	£182	£1,250

Contact Pendle Borough Council Commercial Rating 01282 661661 to confirm rates payable.

Small Business Rating relief may apply.