



## SUBSTANTIAL SERVICED OFFICES CENTRE SUITABLE FOR RESIDENTIAL CONVERSION SUBJECT TO PLANNING

# FOR SALE

The Exchange  
15 Spring Lane  
Colne  
BB8 9BD

Gross internal floor area 5,185 sq.ft  
(net usable area 4,504 sq.ft)

### Property Information

- Originally the “Labour Exchange” with many original features
- Currently split into serviced offices but may suit owner occupier
- Parking adjacent and yard to rear offering potential further on-site car parking
- Five minutes drive from junction 14 of M65

## LOCATION

The Exchange is situated on Spring Lane, close to its junction with North Valley Road that is within a ¼ of a mile of Junction 14 of the M65.

## DESCRIPTION

The former Labour Exchange was converted and refurbished as a serviced office facility a few years ago and benefits from intercom access leading into a central reception. The ground floor has been divided into a series of private offices and boardroom facility. The first floor provides two large and attractive open plan offices with the lower ground floor offering kitchen and WC facilities together with a further series of office or possibly workshop/leisure facilities which can be separately accessed off Spring Lane.

Externally there is a fenced piece of land to the rear that could be converted into additional parking.

## ACCOMODATION

### Lower ground floor:

Walkway with store:	178.26 sq.ft	(16.56 sq.m)
Kitchen/breakout area:	386.75 sq.ft	(35.93 sq.m)
Suite 1:	1,052.56 sq.ft	(97.79 sq.m)
Male & female WC	319.37 sq.ft	(29.67 sq.m)

### Ground floor

Entrance Hallway:	414.83 sq.ft	(38.54 sq.m)
Suite 3:	319.23 sq.ft	(29.66 sq.m)
Suite 4:	500 sq.ft	(46.45 sq.m)
Suite 6:	217.91 sq.ft	(20.24 sq.m)
Suite 7	217.91 sq.ft	(20.24 sq.m)

Boiler house

### First floor

Suite 2 Room 1:	246.86 sq.ft	(22.93 sq.m)
Suite 2 Room 2:	356.79 sq.ft	(33.15 sq.m)
Suite 2: Room 3	155.22 sq.ft	(14.42 sq.m)

**Gross internal area: 5,185 sq.ft (481.7 sq.m)**

**Net internal area: 4,503 sq.ft (418.34 sq.m)**

## TENANCIES

Suite 5 is let o Magnum Finance for 2 years with expiring January 2017. Rent, £2,796 per annum plus service charge of £1864.

Suite 7 is let to Fix Time on a 3 month rolling term. Rent £1022 per annum plus service charge of £704.

## SERVICES

The property has the benefit of all mains services including gas fired central heating.

## SERVICES RESPONSIBILITY

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

## PLANNING

Interested parties must satisfy themselves as to the suitability of the premises for their own particular use.

Detailed enquiries can be made direct to Pendle Borough Council's Planning Department on 01282 661661.

Previous discussions have been held with the local Planning Authority into a possible conversion into a range of apartments and at the time verbally the Authority considered this to be a suitable alternate use. All enquiries at this stage should be directed to the local Planning Authority.

## EPC

A copy of the Energy Performance Certificate can be made available on request

## PRICE

£275,000 (Two hundred and seventy five thousand pound)

## RATES

The property is subject to a series of Rateable Values due to the division of the accommodation. If to be occupied by a single occupier it would need to be re-assessed.

## VAT

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

## VIEWING

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