

# OFFICE

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

## TO LET

**OFFICE SUITES WITH PARKING**

**FROM 31.49 SQ.M. (339 SQ.FT.)**



**GREENHILL MILL**  
**SKIPTON ROAD**  
**COLNE**  
**BB8 ONX**

## **LOCATION**

Greenhill Mill is located on Skipton Road near the Windsor Street / Byron Road junction which is one mile along the A6068 from Junction 14 of the M65.

## **DESCRIPTION**

Ground floor offices within the frontal office block with additional workshop adjoining. Double glazing and gas central heating. Reception.

## **ACCOMMODATION**

Office 1 / 1A	66.14 sq.m.	712 sq.ft.
Office 2	31.49 sq.m.	339 sq.ft.
Office 4	29.82 sq.m.	321 sq.ft.
Workshop	51.18 sq.m.	551 sq.ft.

## **EXTERNALLY**

Parking on the frontal tarmacadamed car park.

## **SERVICES**

All mains services are connected to the building. The cost of gas central heating and electricity is included in the rental.

## **SERVICES RESPONSIBILITY**

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

## **RATING**

The Valuation Office website confirms the following rateable values. Contact Pendle Borough Council Commercial Rating 01282 661661 to confirm rates (if charged). Small Business Rating Relief may also apply.

Office 1	£2,650
Office 1A	£940
Office 2	£3,200
Office 4 / Workshop	£3,800

## **PLANNING**

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

## **RENTAL PER MONTH**

Office 1 / 1A	LET
Office 2	£285
Office 4	LET
Workshop	LET

## **VAT**

VAT is not charged upon the rental.

## **LEASE TERMS**

Available by way of an internal repairing lease for a term to be agreed.

## **LEGAL COSTS**

There is no charge for the landlord's licence agreement.

## **ENERGY PERFORMANCE CERTIFICATE**

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

## **VIEWING**

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

