## **PROPERTY PARTICULARS**





The Portal, Bridgewater Close, Network 65 Business Park, Burnley, BB11 5TT 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

#### PI ANNING

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.



Blackburn | Burnley | Bolton

www.tdawson.co.uk

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