

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## STANDROYD MILL COTTON TREE LANE COLNE BB8 7BW

- Flexible storage.
- Easy terms.
- Competitive rental.
- 6,591 sq. ft.

## LOCATION

Leave the A6068 Byron Road to the east of Colne centre at the Keighley Road roundabout and follow the B6250 Cotton Tree Lane towards Trawden. The LBS Horticulture centre and its Garden Outlet (signed) is on the left.

The subject accommodation is to the rear of the building, past the Garden Outlet at the end of the building.

## DESCRIPTION

Accessed by ramp and through double timber doors. 2.6 metres high and 1.43 metres width. General headroom 2.42 metres.

## ACCOMMODATION

Unit G2 6,591 sq. ft.

## EXTERNALLY

Designated parking spaces can be allocated.

## SERVICES

All mains services are available to the building. 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

To be re-assessed.

## RENTAL

To be agreed.

## VAT

VAT may be applicable upon the rental.

## LEASE TERMS

Internal repairing and insuring.

## ENERGY PERFORMANCE CERTIFICATE

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

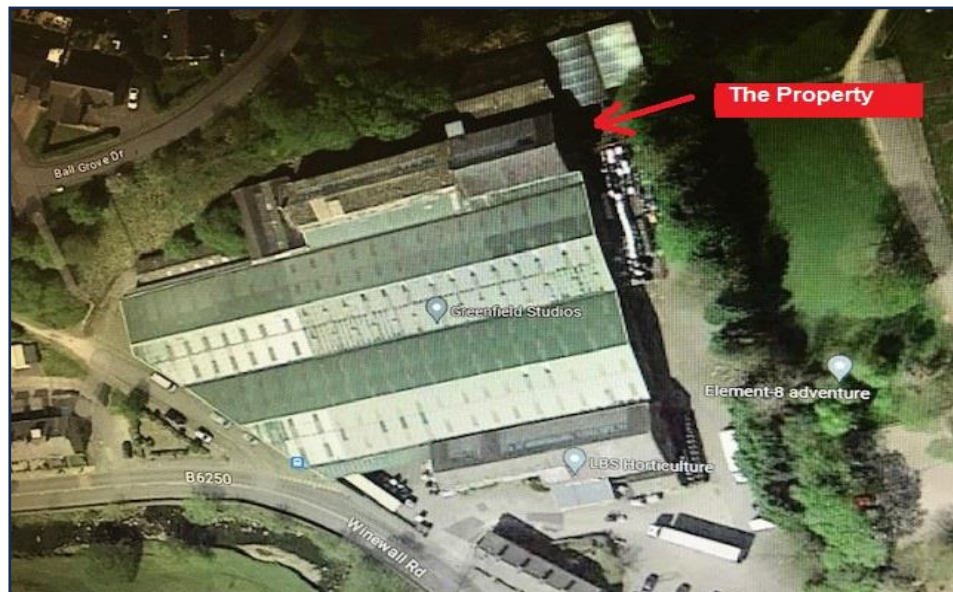
## LEGAL COSTS

No charge for the landlord's standard agreement.

## VIEWING

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

### Aerial View of Property



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