

TAYLOR WEAVER

CHARTERED SURVEYORS

Deveron Mill, Meadow Street, Great Harwood, Lancashire BB6 7EJ



TO LET

Workshop/Warehouse Unit in an Established Business Centre

5,984 sq ft

- Established business location.
- Competitive rents.
- Ample on-site parking.
- Good loading.

Location

Deveron Mill is situated in an established business and industrial location off Alan Ramsbottom Way close to Great Harwood centre and with reasonable access to Junction 7 of the M65 motorway.

Description

The development comprises a variety of industrial/workshop units within this former cotton weaving mill.

Accommodation

The following unit is available:

Unit	Size	Rent (+ Vat)	SC & In	RV
2	5,984 sq.ft	LET	TBC	£15,750 (£13,250 from Apr 17)

Services

All mains services are available to the premises.

Rating

See accommodation.

Subject to certain conditions no business rates should be payable by occupiers of some of the units within this building, as the rateable values are less than £6,000.

Lease Terms

The units are available by way of new leases for a minimum period of 3 years on effective full repairing terms.

Service Charge

A service charge will be levied to cover external maintenance, cleaning of the common areas, landscaping. In due course the service charge figure will be provided.

Energy Performance Certificate

An EPC is available on request

Rental

£12,000 per annum

Legal Costs

The ingoing tenant to be responsible for the landlord's reasonable legal costs.

Planning

Industrial/workshop/warehouse use will be considered.

Viewing

Strictly through sole agents

Taylor Weaver

(Neil Weaver)

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01257 204900

www.taylorweaver.co.uk

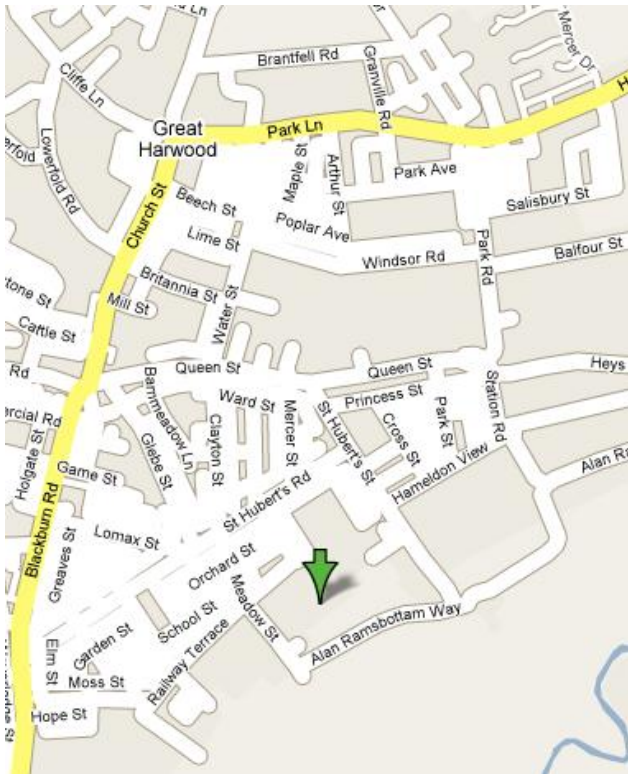
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RICS

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