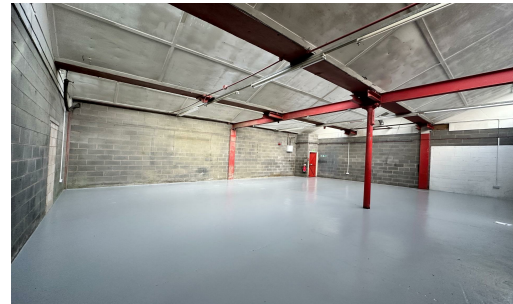
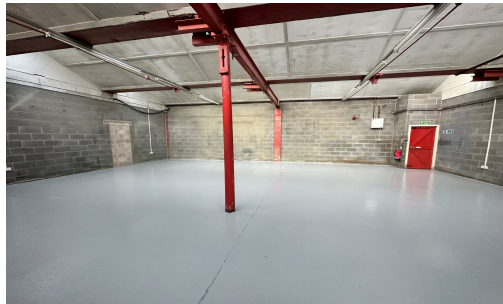


Deveron Mill, Meadow Street, Great Harwood, BB6 7EJ

**TO LET**



**TO LET**

Use - Industrial

Size - 1,750 - 5,000 Sq ft

Rent - See Accommodation schedule

- Workshop/Warehouse Units
- Established business location.
- Ample on-site parking and Good Loading



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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

### 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 units are available:

Unit	Size	Rent
3	5,000 sq.ft	£25,000 pa
9	1,750 sq.ft	£15,000 pa

### Rental

See Accommodation schedule

### 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.

### 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 £12,000.

### Legal Costs

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

### Services

All mains services are available to the premises.

### EPC

An EPC is available on request

### Planning

Industrial/workshop/warehouse use will be considered.

### Viewing

Strictly through sole agents

Taylor Weaver

(Neil Weaver)

01254 699030



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

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.