

Unit 5, Willow Park, Lower Barnes Street, Clayton le Moors, BB5 5ST

**TO LET**



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Use - Industrial

Size - 3,178 Sq ft

Rent - £14,000 pa plus VAT

- Workshop/Industrial unit
- Immediately available
- Competitive rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The unit is located at the junction of Super Street and Lower Barnes Street, forming part of the established Willow Park Business Centre which can be accessed from Whalley Road (A680) via Sparth Road.

It lies within 2 miles of Junction 7 of the M65 motorway.

### Description

The premises comprises refurbished workshop accommodation which has the benefit of a shared yard.

Unit 5 is accessed off Super Street and comprises the ground floor of a two storey industrial building. Includes roller shutter door access, solid concrete floor, wc facilities and minimum internal headroom of 10ft.

### Accommodation

We have calculated the gross internal floor area of the premises to be 3,178 sq.ft (34' x 91')

### Rental

£14,000 pa plus VAT

### Lease Terms

The premises are available for a minimum 3 year period with the ingoing tenant to occupy on internal repairing & insuring terms and to be responsible for the usual occupier's costs to include business and water rates, electricity and gas.

### Service Charge

A service charge is levied on occupiers. Full details on request.

### Rating

The unit has a Rateable Value of £4,250. Eligible business will be able to claim small business rates relief.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### Services

With the exception of gas all mains services are connected to the property.

### EPC

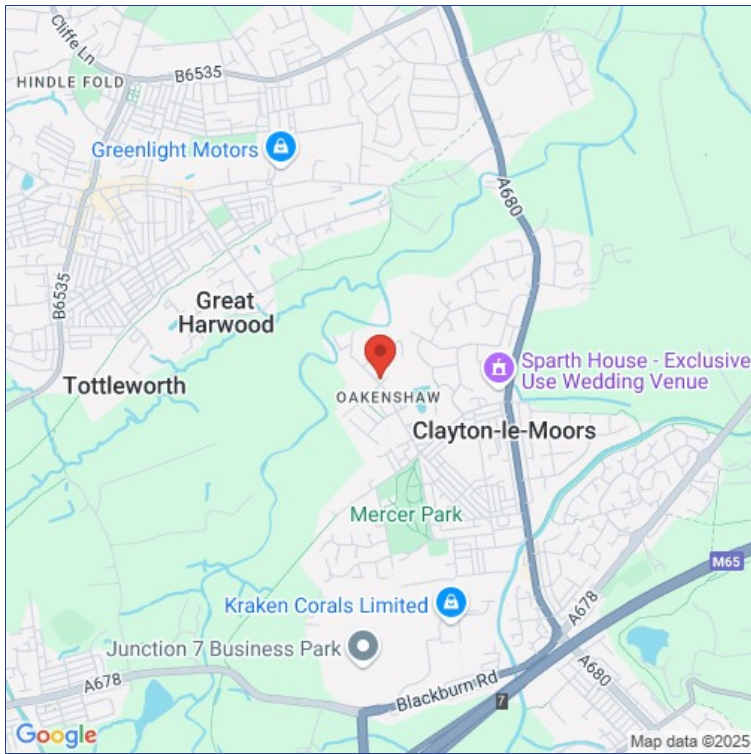
EPCs are available on request

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01254 699030



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