

Unit E1 Premier Business Park, West Street, Great Harwood, BB6 7LT

TO LET



TO LET

Use - Industrial

Size - 8,000 Sq ft

Rent - £16,000 per annum

- Light industrial/Storage unit
- Good access to Junction 6 & 7 of the M65 motorway
- Flexible lease terms
- Available for immediate occupation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The premises are conveniently located off West Street, approximately 1 mile south of Great Harwood town centre.

Access to the national motorway network is via junctions 6 or 7 of the M65 motorway which lie approximately 3 miles from the property.

Description

The premises comprises the following:

Unit E1

A traditional north light mill with an eaves height of approximately 12 feet. It has a slate and glazed roof supported on steel columns, dock level loading bay from secure yard off West Street. The unit will have the benefit of w/c facilities. There will be a floor loading restriction of 1/2 tonne per square metre.

Accommodation

The following units are available:

Unit	Size (sq.ft)	Rent (Pa)
E1	8,000	£16,000

Rental

£16,000 per annum

Lease Terms

The unit is available by way of new lease for a minimum period of 12 months on FRI terms.

The rent will be paid monthly in advance.

Service Charge

Landlord to levy a service charge on occupiers to include landscaping, CCTV cameras, building insurance management etc. Cost expected to be in the region of 62p per sq.ft.

Rating

To be apportioned on occupation. Further detail available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars

Services

It is understood that all mains services are available to the property. Electricity will be sub metered from the landlord's main supply.

EPC

An EPC is available on request.

Planning

Light industrial and storage uses will be permitted.

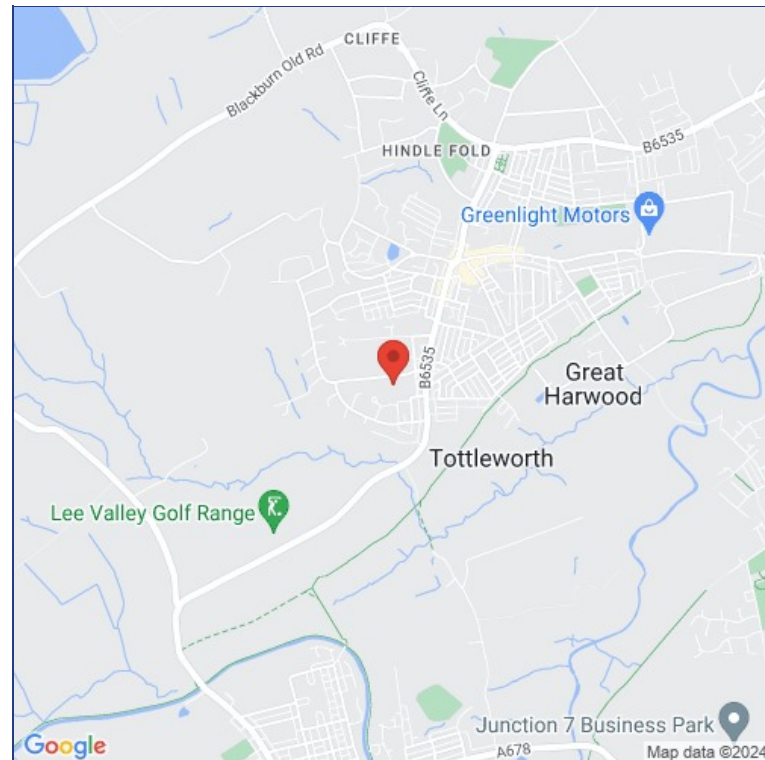
Viewing

Strictly via agent, Taylor Weaver

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