



## Excellent Light Manufacturing / Warehouse

### TO LET

**UNIT 7  
SIBERIA MILL  
HOLGATE STREET  
BRIERCLIFFE  
BURNLEY  
LANCASHIRE  
BB10 2HQ**

**1,680 Sq Ft (156.07 Sq M)**

- Popular village location with large communal gated yard.
- Double sized workshop ideal for engineering, light manufacturing or workshop use.
- Competitive rents being available for immediate occupation.
- Free business rates for eligible tenants.
- No car or vehicular related uses considered.

### Location

The property is situated off Holgate Street, in the village of Briercliffe on the outskirts of Burnley. The business park is located within a 10 minute drive of the M65 motorway and also within a short distance of Nelson. This is a mixed use area being part residential and commercial.

### Description

Comprising of an open plan workshop being ideal for light manufacturing, engineering or warehouse purposes the property.

The property offers open plan workshop accommodation with fluorescent lighting and good natural light. There is a roller shutter door for access, WC facilities and three phase electricity.

Externally there is a large yard offering car parking and loading for goods vehicles.

### Accommodation

The property has been measured on a gross internal basis including fire corridor and extends to the following dimensions.

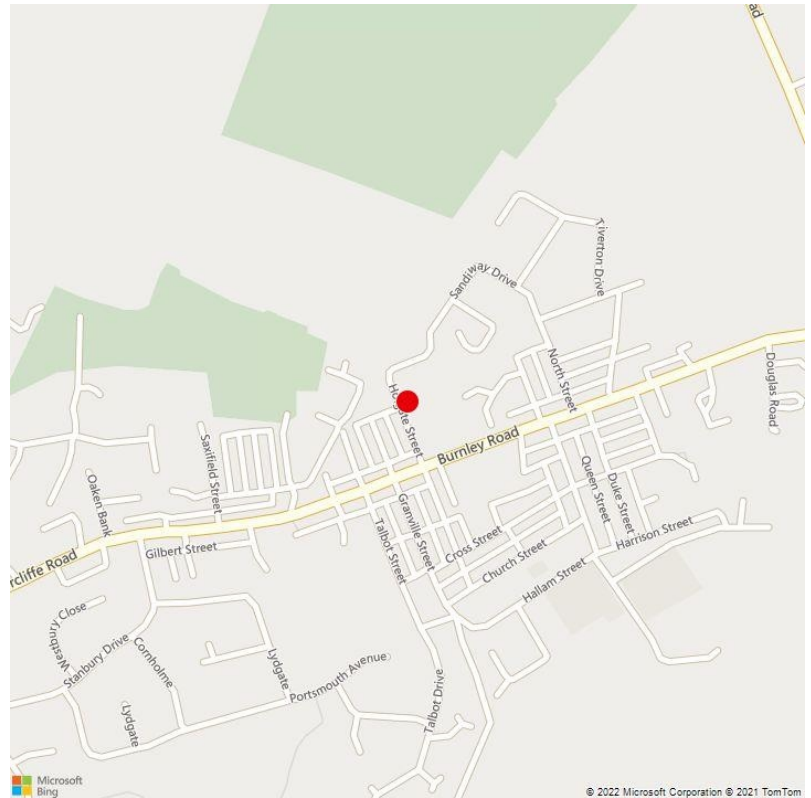
Workshop 12.6 x 12.4 16.81 sq.ft (165 sq.m)

### Services

The property has the benefit of all mains services 3 phase electricity and mains water, there is a gas supply that is not connected..

### Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



### Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

### Price

£900 pcm + VAT and outgoings

### Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £6,900 per annum.

The property may benefit from Small Business Rates Relief, and interested parties should contact Burnley Borough Council direct on 01282 425011.

### Terms

The property is available by way of a new lease for a minimum term of 2 years with and exclusive rent of £900 pcm + VAT.

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

Each party is responsible for their own legal costs.

### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

### Viewings

Petty Commercial  
Empire Business Centre,  
2 Empire Way,  
Burnley,  
BB12 6HH

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