



Workshop Premises with Offices

TO LET

**UNIT 11
SIBERIA MILL
HOLGATE STREET
BRIERCLIFFE
BURNLEY
LANCASHIRE
BB10 2HQ**

3,624 Sq Ft (336.67 Sq M)

- Spacious light industrial unit formerly occupied as a brewery for a number of years.
- Double sized workshop with offices, ideally suited for engineering, light manufacturing or storage and distribution use.
- Popular village location with large communal gated yard.
- 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 on Burnley. The Business Park is located within a 10 minute drive from junctions 10 & 11 of the M65 motorway. Burnley and Nelson town centres are also within a short drive from the site.

Description

A single storey workshop unit comprising an open plan workshop area together with two large offices, a kitchenette and WC facility.

The property was formerly occupied for a number of years as a brewery, however is ideally suited to manufacturing, engineering or warehouse purposes and is available with immediate occupation. The property benefits from three phase electricity, solid concrete flooring and an electric roller shutter door together with two personnel doors.

Externally there is a large gated yard providing excellent loading facilities and excellent car parking facilities.

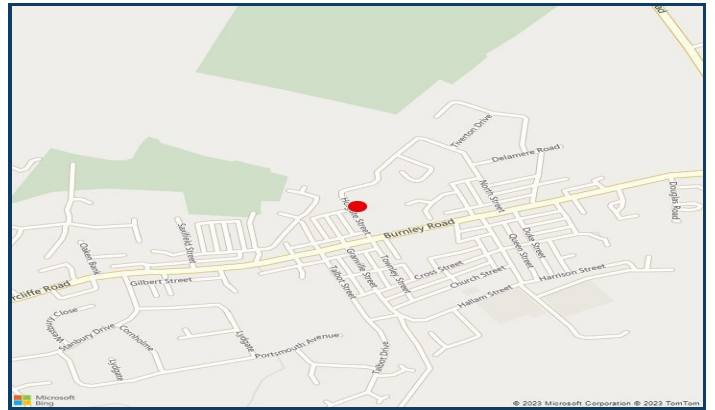
Accommodation

Workshop is 247.4 sq.m 2,663 sq.ft
Main office 43.39 sq.m 467 sq.ft
General office 45.86 sq.m 493.6 sq.ft
Kitchenette
WC

Gross internal area 336.65 sq m 3,623 sq.ft

Planning

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



Price

Rent £21,500 per annum + VAT

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £17,250 per annum (2023/24).

Services

The property has the benefit of three phase electricity and mains water.

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.

Terms

The property is available by way of a new full repair and insuring lease for a minimum term of 2 years. In addition to the rent the tenant will be responsible for all mains services connected to the property, the Buildings Insurance which will be re-charged by the landlord, and any service charges.



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 Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

