



Refurbished Light Industrial Units Within Substantial Mill Complex.

TO LET

**WALSHAW BUSINESS CENTRE
TALBOT STREET
BRIERCLIFFE
BURNLEY
LANCASHIRE
BB10 2HW**

**411 - 3,288 Sq Ft (38.18 - 305.46 Sq
M)**

- Substantial mill site divided into a number of light industrial units.
- Site undergoing major refurbishment with units starting at 411 sq.ft available from June 2023.
- Substantial yard area, with good loading facilities.
- Flexible lease terms available.
- VAT not applicable.

Location

The property is situated on Talbot Street which is just off Burnley Road in the village of Briercliffe on the outskirts of Burnley. The property is conveniently located within a 10 minute drive from junctions 10 and 11 of the M65 Motorway. Burnley and Nelson town centres are also with a short drive from the site.

Description

The property comprises a substantial mill consisting of a single storey Northlight former weaving shed of stone construction beneath a slated glazed Northlight roof.

The Northlight section of the mill is currently undergoing refurbishment and will comprise a series of storage / light industrial units starting from 411 sq.ft. Units will be accessed via a communal drive-in loading area and will each have their own roller shutter doors.

The remainder of the mill comprises a substantial three storey section of stone construction beneath a pitched slate roof, to the ground floor of this section are a series of units starting from 800 sq.ft., each benefiting from solid concrete flooring and three phase electricity. To the rear of this section is an office area accessed by a separate personnel door which could be offered with an adjoining industrial unit or as self contained office accommodation.

To the front of the site is a large gated yard offering ample loading facilities and to the rear of the site is a large grassed area which could be developed to provide additional parking and loading facilities.

Accommodation

Northlight Section

Units starting from £250 pcm plus service charge

Multi Storey Section

Ground Floor

Unit 1 - 2,070 sq.ft - £1,250 pcm

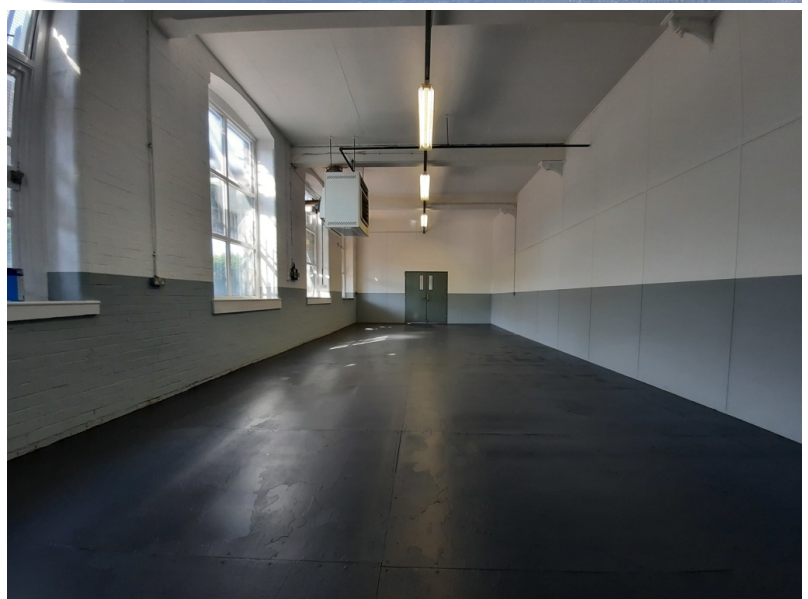
Unit 2 - 1,875 sq.ft - £1,100 pcm

Unit 3 - 800 sq.ft - £385 pcm plus £15 pcm service charge

Unit 4 - 780 sq.ft - £375 pcm plus £15 pcm service charge

Unit 5 - 510 sq.ft - £395 pcm plus £20 pcm service charge

Unit 6 - 3,160 sq.ft £1,317 pcm plus £66 pcm service charge



Rent

From £250 pcm plus service charge

Business Rates

To be assessed.

Services

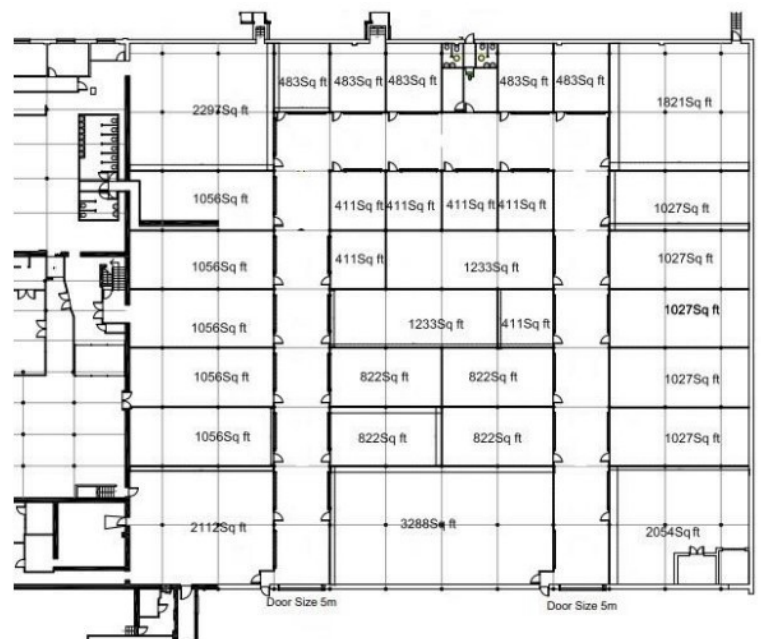
The property has the benefit of mains services including, water and electricity. Each unit will be provided with Electricity via a sub-metered supply.

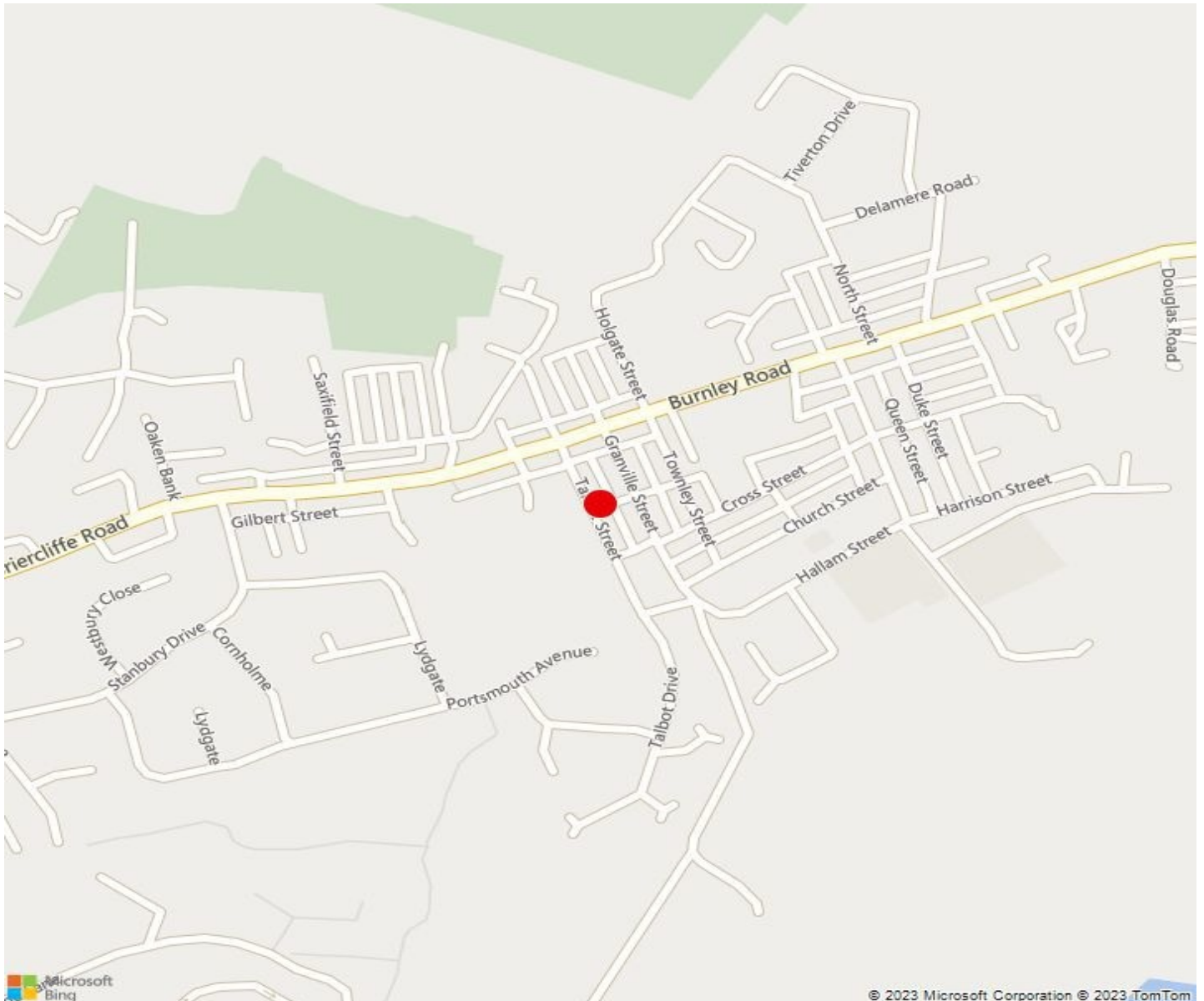
Services Responsibility

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 units will be available on an internal repairing basis with an in-house lease to be prepared by the landlord. The tenant will be responsible for services via a landlords supply, any Business Rates applicable and the Buildings Insurance which will be recharged by the landlord.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

EPC

An Energy Performance
Certificate is available upon
request.

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.

