



Workshop / light industrial unit with secure gated yard

TO LET

**UNIT 3
SIBERIA MILL
HOLGATE STREET
BRIERCLIFFE
BURNLEY
LANCASHIRE
BB10 2HQ**

882.21 Sq Ft (81.96 Sq M)

- Open plan light industrial accommodation.
- Roller shutter door access.
- Excellent yard and loading facilities.
- No business rates for eligible Tenants.
- No car or vehicular uses considered.

Location

The property is situated off Holgate Street in the popular village of Briercliffe on the outskirts on Burnley. The Business Park is conveniently 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

The property is situated off Holgate Street in the popular village of Briercliffe on the outskirts of Burnley.

Siberia Mill is conveniently located within a 15 minute drive from junctions 10 and 11 of the M65 motorway network. Burnley and Nelson town centres are also within a short drive and other occupiers in the immediate vicinity include Burnley General Hospital, Tooling Solutions and Elite Engineering.

Accommodation

81.96 sq.m (882.21 sq.ft)



Planning

The Tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Burnley Borough Council's Planning Department on 01282 425011

Rent

£495 pcm plus VAT

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £4,800 per annum (2023/24).

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

Services

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

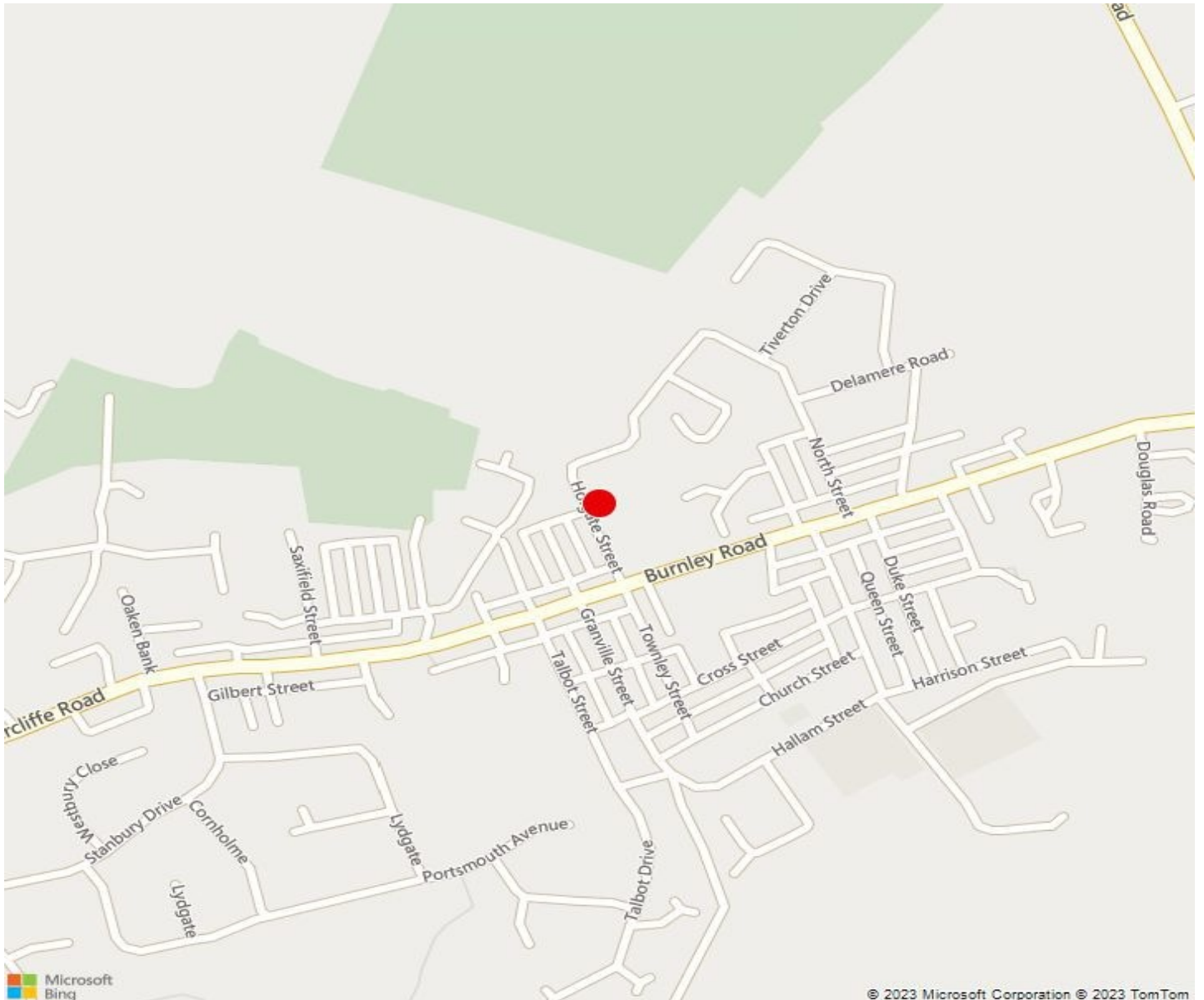
Services Responsibility

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 repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

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

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.

