



Newly Refurbished Light Industrial Workshop / Studio / Office Units

TO LET

**NORTHLIGHT INDUSTRIES
NORTHLIGHT PARADE
BRIERFIELD
BB9 5EG**

**650 - 2,000 Sq Ft (60.38 - 185.8 Sq
M)**

- Extensively refurbished light industrial units suitable for various business uses.
- Secure on-site parking
- 24/7 monitored CCTV.
- Delivery lobby with double roller shutter doors.
- Manned reception area with breakout hub, shared board room, kitchen and shower facilities.

Location

The Northlight Industries complex is located in the newly developed vibrant business district which is located along the Leeds Liverpool Canal, with spectacular scenery of rural Lancashire. Conveniently located only two minutes drive from junction 12 of the M65 motorway, Brierfield railway station is also directly adjacent which provides direct services to Preston Mainline Station, with onward connections to Manchester, London and Scotland.

Description

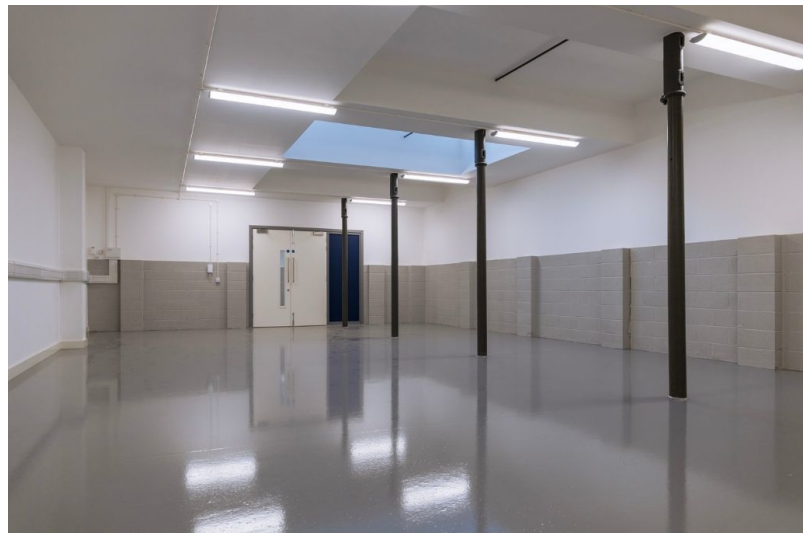
A unique Grade II Listed mill complex which has undergone an extensive refurbishment, offering extremely high quality business / workshop units.

Suitable for various business, including e-commerce, light manufacturing, studio or workshops, internally the units benefit from solid concrete flooring, LED lighting, excellent natural light and Dado trunking.

Access to the units is via a communal loading area with electrically operated roller shutter doors leading to a central corridor, suitable for pallet truck loading. The accommodation has the benefit of excellent meeting room, breakout facilities and a manned reception.

Accommodation

Various units from 650 sq.ft to 2000 sq.ft



Planning

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

Rent

UNIT SIZE - PRICE

650 sq.ft - £425 pcm (first 6 months) £850 pcm (full price)
1,300 sq.ft - £875 pcm (first 6 months) £1,750 pcm (full price)
2,000 sq.ft - £1,350 pcm (first 6 months) £2,700 pcm (full price)

The rent is inclusive of service charge.

Business Rates

Units are individually assessed for Business Rates.

Services

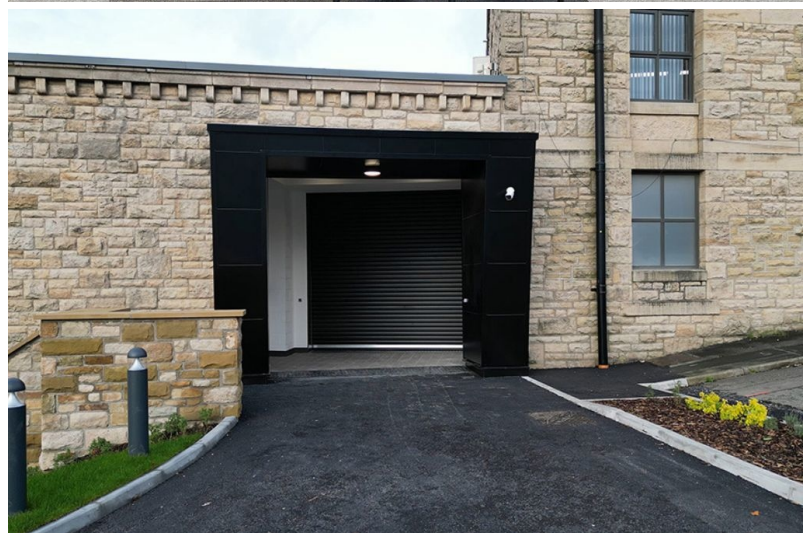
The property has the benefit of mains electricity and water. Electricity is invoice via a sub-meter supply.

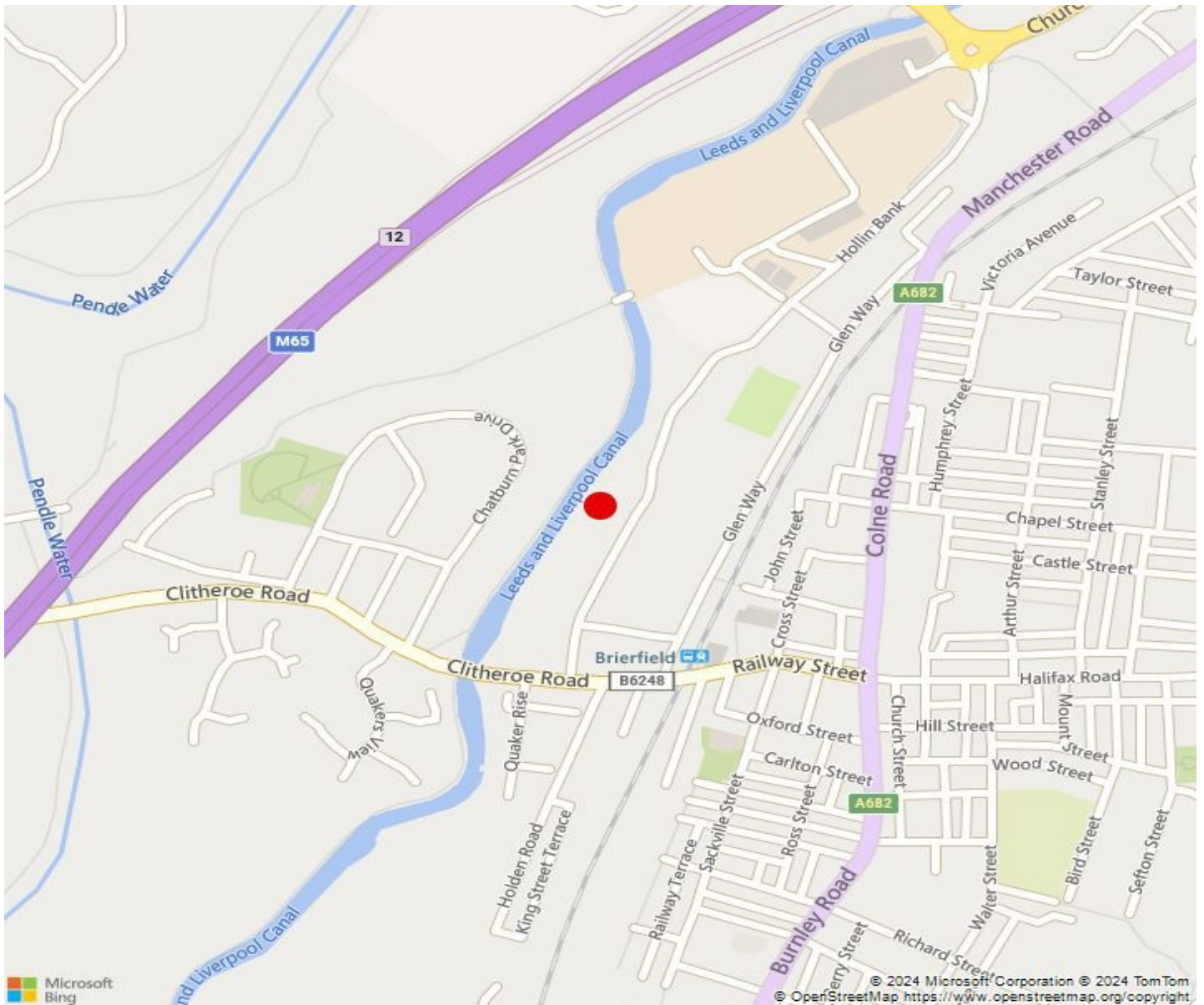
Services Responsibility

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 are available by way of a new internal repairing lease for a 12 month term.





Additional Information

Viewings

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

Legal Costs

The landlord has a standard in-house tenancy agreement, which is available upon request.

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.

