

# TO LET / MAY SELL

Regent Street

Colne, Lancashire, BB8 8LJ

**B8**  
REAL ESTATE



## Warehouse & Distribution Unit

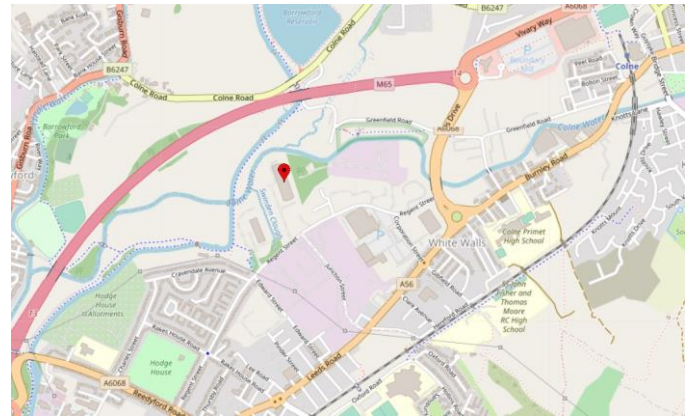
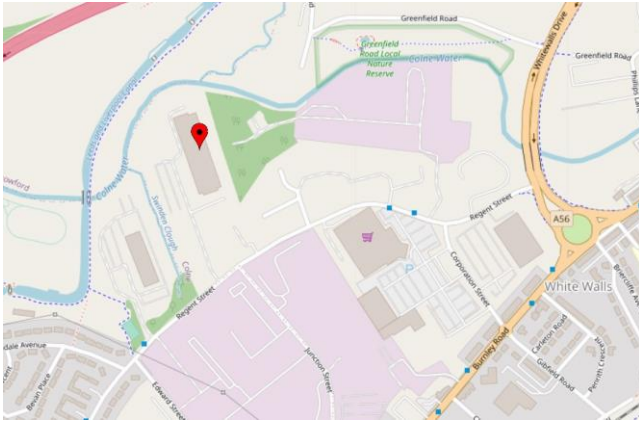
**63,570 SQ FT** (excluding mezzanine) on

10.22 acres

- Modern distribution unit
- Additional car parking / hard standing
- 7 level access & 2 dock level loading doors
- Cross-loading
- 7 metre eaves height

**01925 320 520**

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## LOCATION

Regent Street is located less than 400 metres away from the eastern end of the M65 motorway at Junction 14. The property is located less approximately 1 mile from Colne town centre and is within 5 miles of Burnley Town Centre.

Regent Road Street provides easy access onto the M65 motorway which in turn connects to the M66 (8 miles), M6 (25 miles) & M61 (24 miles) motorway network on the East Lancashire corridor.

## DESCRIPTION

The property comprises a modern purpose-built unit with gable end loading either side for goods in goods out, provided three level access doors one end and two dock level and two-level access doors the other side.

Internally the unit has integral office accommodation with welfare facilities on ground and first floor. The warehouse space comprises a mezzanine floor area throughout with specialist garment racking in situ which can be removed. The unit has an eaves height of 7 metres, with 3 phase power and gas heating throughout.

Externally the unit benefits from a gated entrance with dedicated car parking area along with an additional tarmac car parking area for up to 150 cars with a separate VMU (vehicle maintenance unit)

Consideration will be given to splitting the demised premises for occupiers acquiring just warehouse space or hard standing.

## ACCOMMODATION

Area	Sq M	Sq Ft
Warehouse & offices	4,889	52,627
First floor offices	212.2	2,284
VMU	804.4	8,659
<b>Total</b>	<b>5,905.6</b>	<b>63,570</b>

## TERMS

The unit is available by way of a new FRI lease terms. Rent on application.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATEABLE VALUE

According to the VOA the property has a rateable value of £151,000.

## EPC

Available upon request.

## CONTACT

For further details or to arrange an inspection please contact: -

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