



Farrow & Farrow

ESTATE & LETTING AGENTS



- Unit 2, New Bowness Mill, Waterfoot
- Superb Modern Unit
- Ideal for Offices / Store
- Well Presented Throughout
- Kitchen / WC
- Good Access Area / Electric Doors
- 3 Phase / Alarmed
- AVAILABLE TO VIEW NOW

Unit 2, New Bowness Mill, Shawclough Road, Rossendale, BB4 9JZ

£880

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Rossendale, BB4 9JZ

*** OUTSTANDING COMMERCIAL UNIT NOW AVAILABLE *** - COMMERCIAL UNIT
OVER 2 FLOORS, OFFICE / WAREHOUSE - Excellent accommodation ideal for Offices,
3 phase electric, electric roller shutter doors, alarmed. - Sorry no Car trades



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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New Bowness Mill, Waterfoot, Rossendale is a fantastic showroom / office / Warehouse property. *** Available to view now.*** Providing good accommodation over 2 floors, together with kitchen area and WC. With access to the front including electric roller doors.

This property is perfect for a variety of uses and could easily be adapted to suit many different requirements such as architects office, photography studio, call centre etc. Additionally featuring double glazing with nice outlook to the front. There is also an additional £40 per month to cover the insurance.

Situated within easy reach of Waterfoot and the whole of Rossendale, this unit is also conveniently located for great motorway links via M65 / M66, as well as the nearby town centres of Burnley, Rochdale Todmorden, Blackburn, Bury, Manchester and even Preston & Liverpool also being accessible.

* 3 Phase Electric * Electric Roller Doors * Ideal for multi use * Well presented Throughout * Available Now! * Sorry no Car Trades

Hall

Warehouse / Large Office 35'2" x 19'5"

First Floor

Office 2 open to Kitchen Area 35'2" x 20'3"

Office 20'10" x 9'0"

WC

Agents Notes Rental

Disclaimer

