



# 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



Unit 2, New Bowness Mill, Shawclough Road,  
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) <b>A</b>                          |                            |   |
| (81-91) <b>B</b>                            |                            |   |
| (69-80) <b>C</b>                            |                            |   |
| (55-68) <b>D</b>                            |                            |   |
| (39-54) <b>E</b>                            |                            |   |
| (21-38) <b>F</b>                            |                            |   |
| (1-20) <b>G</b>                             |                            |   |
| Not energy efficient - higher running costs |                            |   |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

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

