



Farrow & Farrow

ESTATE & LETTING AGENTS



- New Bowness Mill, Waterfoot, Rossendale
- Extensive Warehouse / Showroom / Office Provision
- Approx 7,300 Sq Ft
- Accommodation Over 2 Floors
- Double Glazing & Solar Panels
- Various Showroom / Office / Storage Areas
- Roller Shutter & Dual Access Front & Rear
- READY TO VIEW NOW - Available October

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

£2,950 PCM
PCM

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*** OUTSTANDING COMMERCIAL UNIT NOW AVAILABLE TO VIEW*** - COMMERCIAL UNIT OVER 2 FLOORS, WAREHOUSE / SHOWROOM / OFFICE AREAS APPROX 7,300 Sq Ft - Excellent Commercial Accommodation With Great Presentation & A Range Of Attractive Features Including 18kW Solar Panels, Double Glazing, High Bay Roller Door, Dual Aspect Entrances and A Great Location.



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	

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 suite property amounting to just over 7,300 sqft, which is available to rent from October and available to view now. Providing expansive accommodation over 2 floors and incorporating several showroom areas, together with extensive warehouse / storage provision to the ground floor. With access to both front and rear, including a sizeable roller shutter to the warehousing area, this property is perfect for a variety of uses and could easily be adapted to suit many different requirements. Additionally featuring double glazing and in particular, solar panels providing daytime electricity, this property could easily be the perfect rental for a variety of commercial purposes.

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.

* Extensive Accommodation Over 2 Floors * Several Showroom Areas & Extensive Warehouse / Storage Space * Kitchen / Shower Room / Offices * Solar Panels & High Bay Roller Door * Convenient Location

Main Entrance

Warehouse 67'7" x 37'7"

Kitchen Area 19'5" x 12'3"

Store

Shower Room/Womens WC

Mens Wc

Rear Entrance

Landing

Main Show Room 60'0" x 20'9"

Show Room 2 28'5" x 16'6"

Show Room 3 15'8" x 17'0"

Show Room 4 13'11" x 12'1"

Store 32'3" x 16'6"

Inner Hallway 13'11" x 5'9"

Main Office 15'4" x 21'3"

Directors Office 15'4" x 15'2"

WC 4'1" x 7'4"

Landing 2 4'1" x 29'11"

Ample Parking

Agents Notes Rental

Disclaimer

