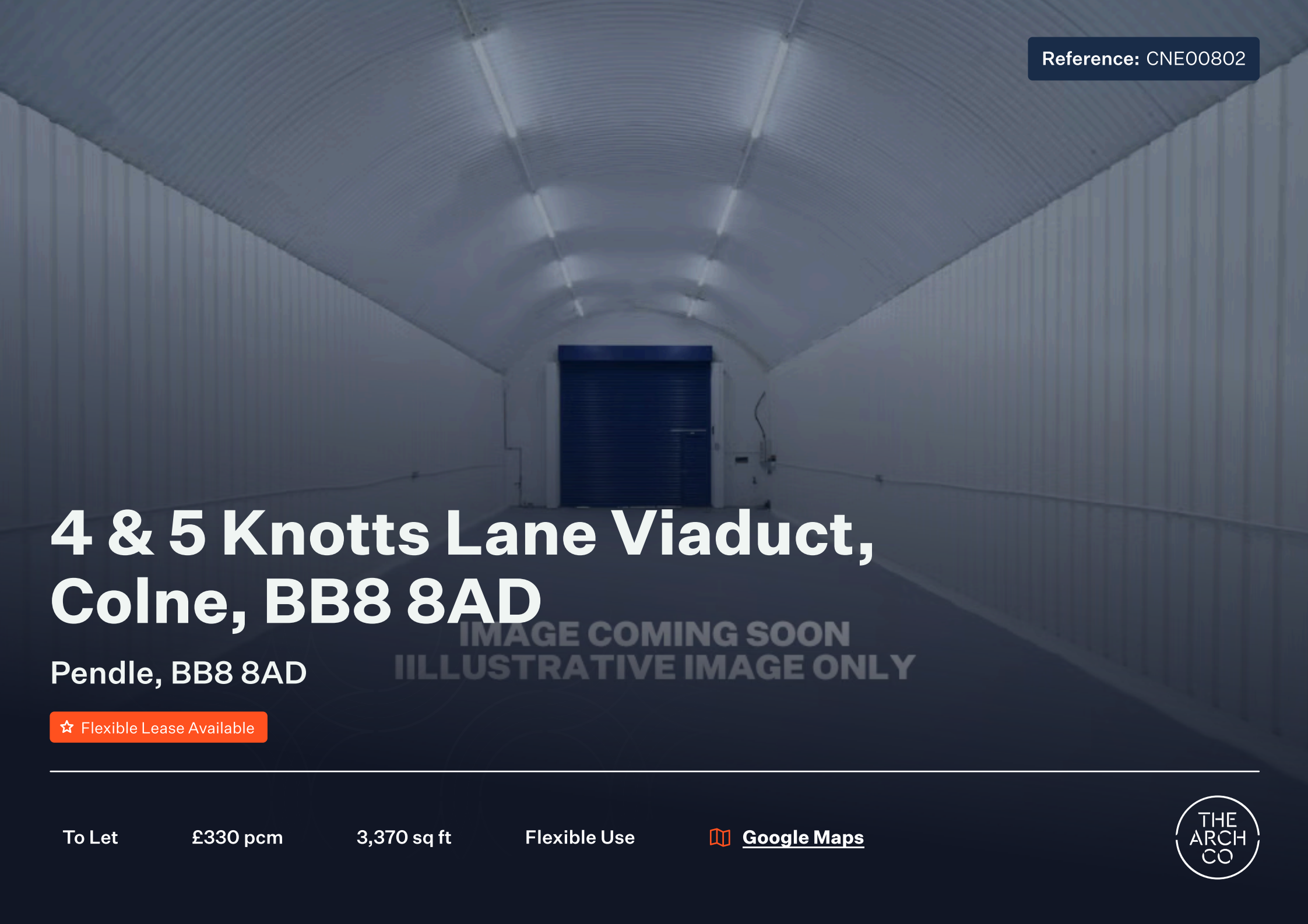


Reference: CNE00802

4 & 5 Knotts Lane Viaduct, Colne, BB8 8AD

Pendle, BB8 8AD

☆ Flexible Lease Available

To Let | £330 pcm | 3,370 sq ft | Flexible Use | Google Maps

THE ARCH CO

4 & 5 Knotts Lane Viaduct, Colne, BB8 8AD

£330 per month + VAT
£3,960 p/a · £1 per sq ft

Flexible Use
For multiple industries

3,370 sq ft internal
313 sq m

Reference
CNE00802

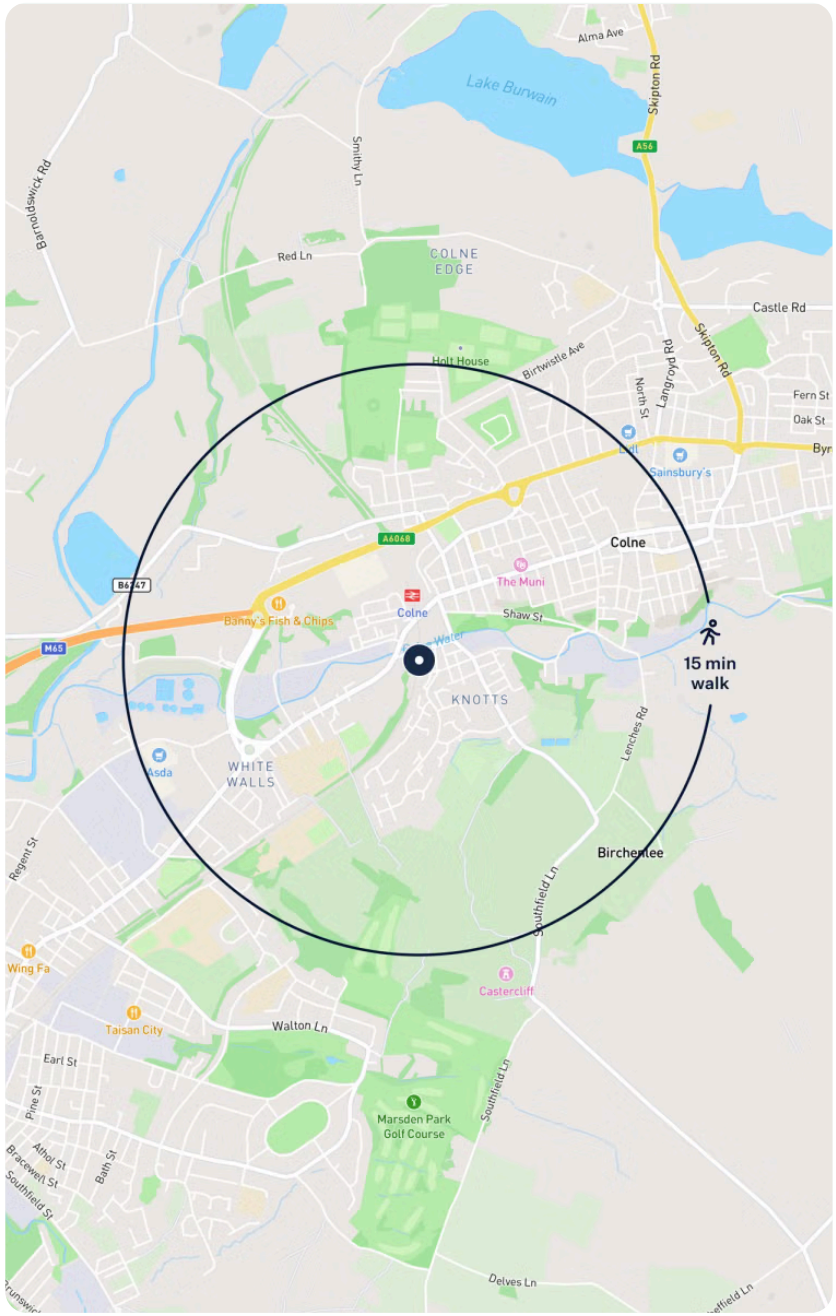


- 24/7 access
- Long lease available
- Self-contained site
- Vehicle access

WHAT'S NEARBY

Blackburn Town Centre
25 min drive

Google Maps



Location

4 & 5 Knotts Lane Viaduct, Colne, BB8 8AD

///readjust.referral.logo

Google Maps

WHAT'S NEARBY

Blackburn Town Centre
25 min drive

Cost Breakdown

Costs Per Month

Rent	£330
Business Rates	Call for details
Insurance	£30
Service Charge	Call for details
Total	**Call for details**

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£3,960
Business Rates	Call for details
Insurance	£360
Service Charge	Call for details
Total	**Call for details**

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

03335544139

info@thearchco.com

https://thearchco.com

THE ARCH CO