

Reference: CNE00802

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

Pendle, BB8 8AD

☆ Flexible Lease Available

IMAGE COMING SOON
ILLUSTRATIVE IMAGE ONLY

To Let

£330 pcm

3,370 sq ft

Flexible Use

 [Google Maps](#)



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



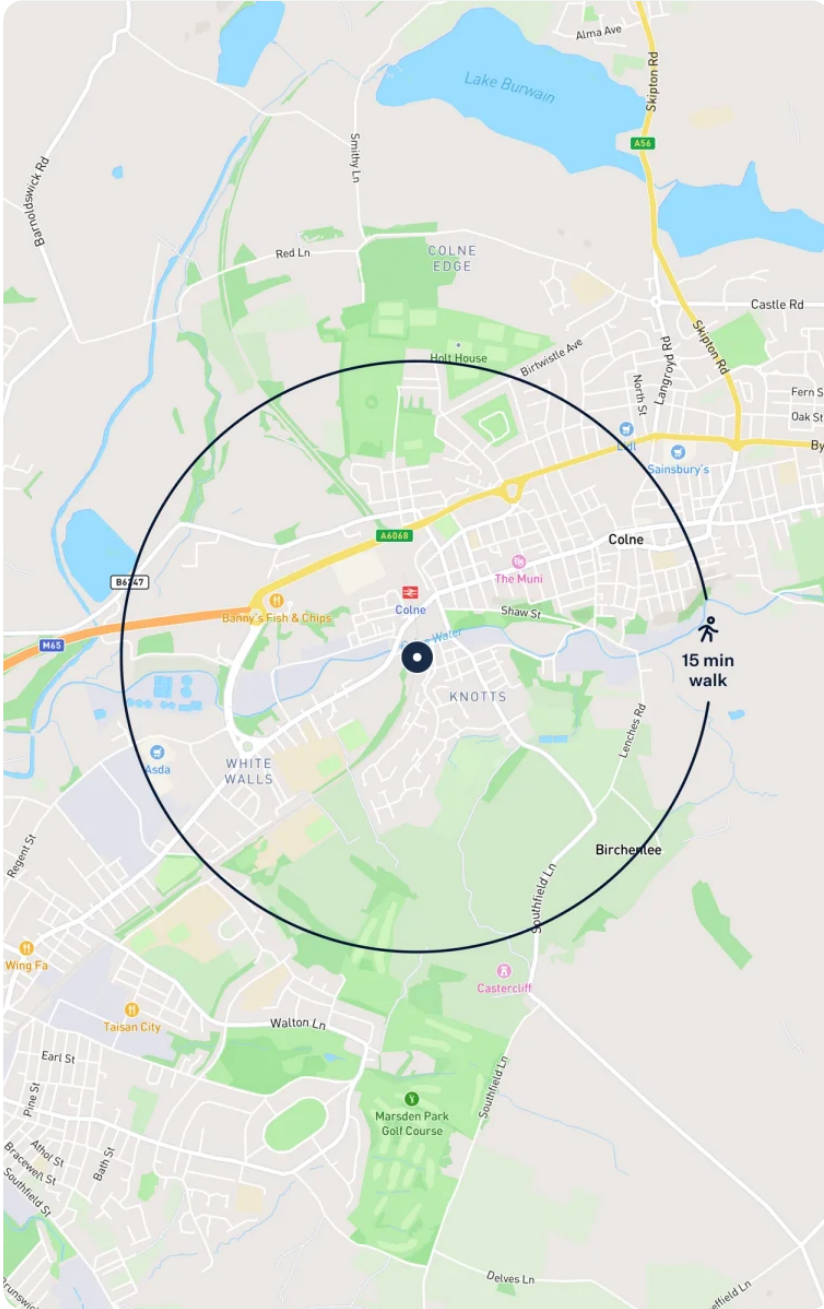
Blackburn Town Centre

25 min drive



[Google Maps](#)

Images Coming Soon



Location

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

[!\[\]\(4729e517bc6a7cd81c8025b9646574fb_img.jpg\) readjust.referral.logo](#)

[!\[\]\(cbe80b694ebd74fcfe136a095b608235_img.jpg\) Google Maps](#)

WHAT'S NEARBY



Blackburn Town Centre

25 min drive



15 min
walk

Cost Breakdown

Costs Per Month

Rent	£330
Business Rates	Call for details
Insurance	£30
Service Charge	Call for details
Total	£360

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	£4,320

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 our property experts

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

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 **thearchco.com**

