

FOR SALE



Modern end parade industrial unit on popular estate extending to over 6,600 sq ft

Unit 3A, Pendleside, Lomeshaye Industrial Estate, Nelson, BB9 6SH

- ❁ Modern end parade industrial unit on popular and established estate extending to over 6,600 sq ft
- ❁ Excellent investment opportunity for SASS or SIPPS clients
- ❁ Electric roller shutter door and two personnel entrances on a popular business park located at junction 12 of the M65 motorway
- ❁ Modern unit with LED lighting, three phase electricity, and eaves height of 5 metres
- ❁ Other businesses in the vicinity include Daisy Communications, Protec and Wellocks.
- ❁ Feature tiled floor reception, ground floor office and additional mezzanine office space
- ❁ Suitable for various uses including warehouse & distribution, trade counter, or other similar uses
- ❁ Yard and parking area providing loading for HGV's

AVAILABLE FROM NOVEMBER 2025

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is positioned in a highly prominent location off Churchill Way, which is on Lomeshaye Industrial Estate in the borough of Pendle.

The property is located at junction 12 of the M65 motorway with other businesses in the vicinity including Daisy Communications, Protec and Wellocks.

The property is within a ten minute drive of Rossendale, Blackburn, Burnley and Pendle having excellent motorway connections.

Description

A modern end-parade warehouse unit extending to over 6,600 sq ft (including mezzanine floor).

The property offers open plan warehouse accommodation, and features a mezzanine offering additional office provision.

The warehouse benefits from gas heating and an eaves height of 5 metres, with an apex height of 8.5metres.

The property has a feature tiled reception, male and female toilets, fitted kitchen and a ground floor office. The premises also benefits from three phase electricity, electric loading door, LED lighting, gas central heating, and two personnel entrances.

Externally there is a communal yard area providing demised car parking for 6-8 vehicles with roller shutter door access for loading & unloading and additional communal parking.

Accommodation

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:-

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor	39m x 14.9m	6,254.9	581.08
First Floor	9.4m x 3.5m	354.1	32.9
GIA		6,609	613.98

Purchase Price

Offers in the region of £650,000 + VAT

Tenure

We have been verbally informed that the site is leasehold for a term of 125 years from 2006 with the freeholder being Pendle Borough Council. We understand there is no ground rent or service charge payable.

Vat

We have been informed that the purchase price will be subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £33,000 per annum with rates payable being £16,467 per annum.

The prospective buyer must contact Pendle Borough Council on 01282 661661 to confirm further details.

Services

We understand the property has the benefit of gas, 3 phase electricity and water.

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

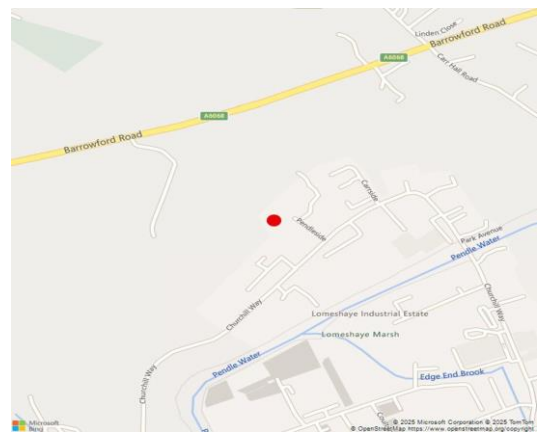
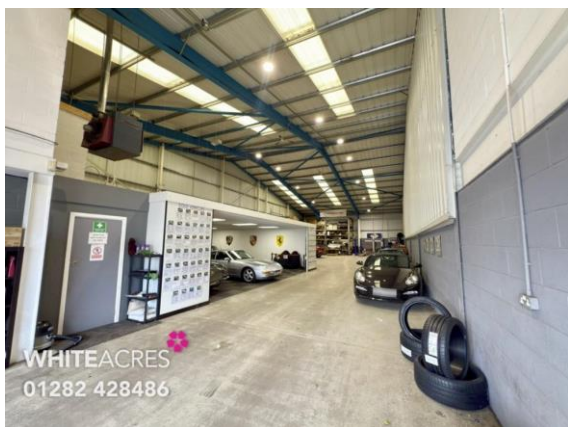
Viewings

Please contact the agents:

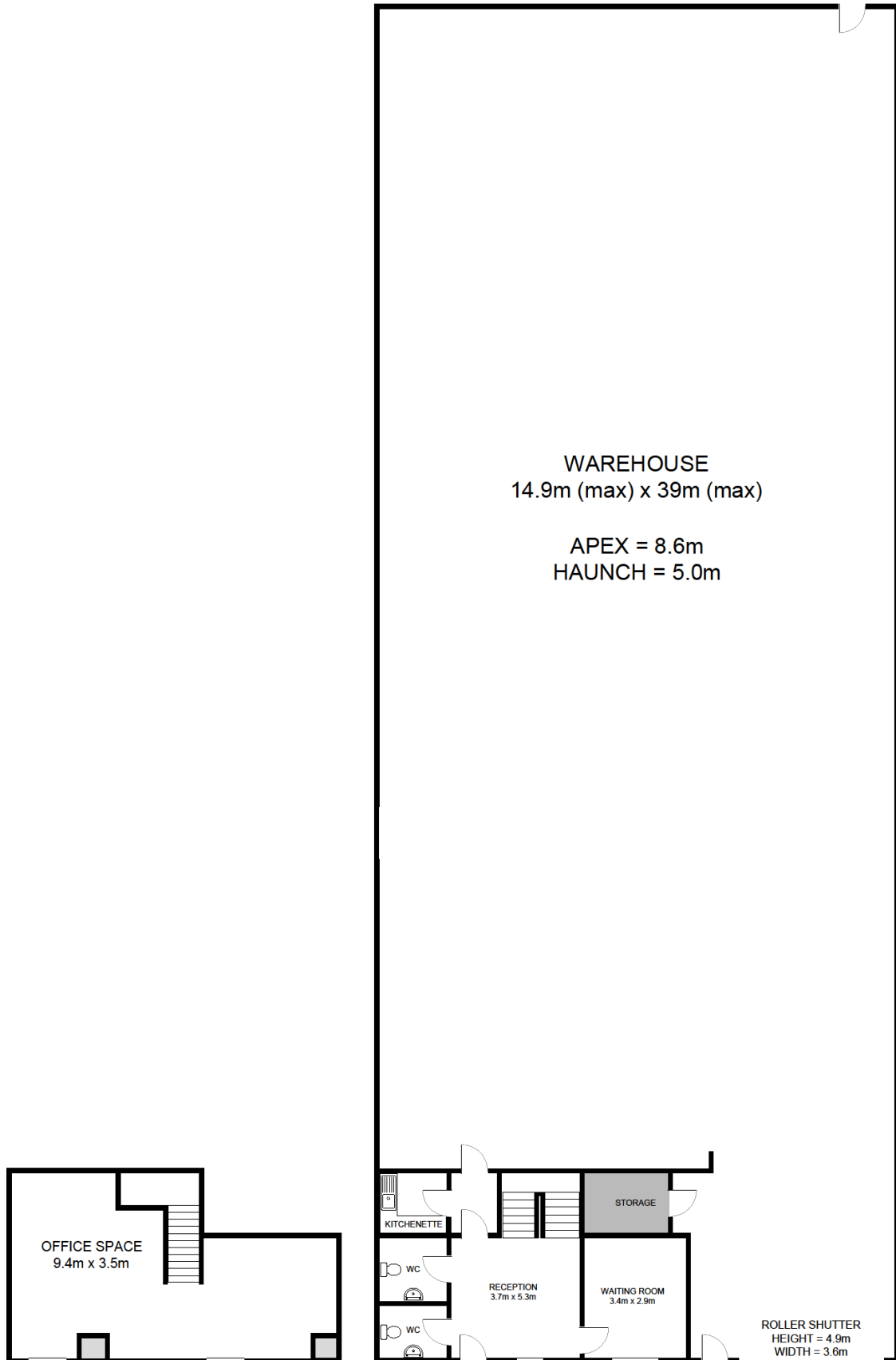
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Whiteacres Property
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WAREHOUSE UNIT WITH OFFICE SPACE
(approx 614 sq meters, 6609 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE