

Phone: 01282 428486
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FOR SALE/TO LET

- A portal frame hybrid warehouse/industrial unit with substantial mezzanine floor
 - Excellent location adjacent to junction 13 of the M65
- Modern business park with other companies on the estate including Howdens, City Plumbing Supplies and North Valley Forge
- Modern unit with glazed frontage and electric roller shutter door in a pleasant canal side position
- Mezzanine floor providing warehousing space, a number of quality offices, shower room and high quality bathrooms facilities
 - Total floor area extending to 18,850 sq ft (1,750 sq m)
 - Large communal yard for loading and car parking



Unit 6 Valley Forge Business Park
Reedyford Road
Nelson
BB9 8TU

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LOCATION

North Valley Forge Business Park is located off Reedyford Road adjacent to junction 13 of the M65 motorway network.

The property is positioned in a canal side setting with other businesses on the estate including Howdens Joinery, City Plumbing Supplies and North Valley Forge.

The industrial estate is located on a prime business park with excellent motorway access to Burnley, Blackburn & Preston.

DESCRIPTION

A hybrid warehouse/industrial unit located in a prime position adjacent to junction 13 of the M65.

The warehouse is of portal frame construction with attractive glazed frontage and an electrically operated 4.7m wide roller shutter door.

The property offers open plan warehouse accommodation on the ground floor with an internal height of 3m together with fluorescent lighting.

There is a substantial purpose built mezzanine floor with two loading areas and two staircases. The mezzanine floor provides further warehouse accommodation together with a number of high quality offices, male & female toilets, a shower room and a large staff kitchen.

The mezzanine floor has a maximum height to the apex of approximately 5m. There are two loading areas for stock to be lifted to the first floor together with gas heating and good natural light.

Externally the warehouse has use of a shared yard providing good loading for HGVs and on-site car parking.

ACCOMMODATION

The accommodation has been measured on a gross internal basis (including loading bays, staircases, toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Ground floor		
Front warehouse	4,740.4	440.4
Rear warehouse	4,682.3	435.0
First floor		
Mezzanine floor providing warehousing, 11 offices, staff canteen & production area	9,422.7	875.4
GIA	18,845.4	1,750.8

EXTERNALLY

Externally the warehouse has use of a shared yard providing good loading for HGVs and on-site car parking.

RENTAL TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £60,000 per annum + VAT.

PURCHASE PRICE

£760,000 + VAT.

VAT

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

BUSINESS RATES

We have been verbally informed that the rateable value for this property is £56,000. Based on the 2019/20 multiplier of 0.504 the annual payable amount is £28,224 (please see overleaf for a full breakdown).

A prospective tenant must verify this information and should contact Pendle Borough Council on 01282 661661 to confirm the exact amount payable.

SERVICES

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

SERVICES RESPONSIBILITY

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

PLANNING

It is the tenant's/purchaser's responsibility to verify their intended use is acceptable to the local planning authority.

SERVICE CHARGE

A service charge is levied on all occupiers within the Valley Forge Business Park towards management and maintenance of the common external areas.

OUTGOINGS

In addition to the rent the tenant/purchaser is to be responsible for all services including water rates, estate service charges, buildings insurance and any Business Rates liability.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC has been attached on this document.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in any transaction.

VIEWING

Contact: Whiteacres Property Ltd
Tel: 01282 428486
Email: info@whiteacres-property.co.uk

BUSINESS RATES BREAKDOWN

Unit 6 Valley Forge Business Park, Reedyford Road, Nelson, Lancs, BB9 8TU

Current valuation

Other valuations

Similar properties

Description	Store and premises	Valuation scheme reference	431747
Local authority	PENDLE	Special category code	251G
Local authority reference	NBMBB098TU00602	Effective date	1 January 2018
Base rate	£33.5 per m ² /unit	List alteration date	10 December 2018
Transitional Relief certificate issued	No ?		

The rateable value is rounded down to

£56,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Internal Storage	431.2	£32.66	£14,083
Ground	Internal Storage	433.8	£32.66	£14,168
First	Office	330.3	£40.20	£13,278
First	Office	89.1	£39.20	£3,493
First	Internal Storage	286.2	£21.23	£6,076
First	Office	140.5	£35.93	£5,048
		1,711.1		£56,146

Total value: **£56,146**

EPC

Energy Performance Certificate

Non-Domestic Building



UNIT 6 VALLEY FORGE BUSINESS PARK
Unit 6
Valley Forge Business Park, Reedyford Road
NELSON
BB9 8TU

Certificate Reference Number:
0811-0438-8599-2994-3006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

◀ 47

This is how energy efficient the building is.

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1716
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	45.7
Primary energy use (kWh/m ² per year):	269.38

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built

81 If typical of the existing stock