

TO LET



High profile detached warehouse with two storey office block

Netherfield Road, Nelson, Lancashire, BB9 9QL

- ❁ Detached warehouse positioned close to junction 13 of the M65 in Pendle
- ❁ Communal yard for deliveries and car parking
- ❁ Previously used as a bakery having been built to a very high specification
- ❁ Fully open plan warehouse accommodation with a maximum height to the apex of 7.5m
- ❁ Quality warehouse accommodation together with two storey offices and mezzanine floor extending in total to 5,900 sq ft (550 sq m)
- ❁ Good natural light, gas fired heating, shower room and bathrooms
- ❁ Available for immediate occupation being in walking distance of Nelson town centre

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

Location

The property is located on Netherfield Road close to junction 13 of the M65.

The building is positioned on the edge of Nelson town centre with other businesses in the vicinity including Farmhouse Biscuits, North Valley Metals, a petrol filling station and One Stop convenience store.

The property is located within a quarter of a mile of Nelson Bus & Train Station and the town centre, all of which are within easy walking distance.

Description

A detached steel portal frame warehouse positioned off Netherfield Road close to the centre of Nelson and junction 13 of the M65 motorway.

The building mainly comprises of a large open plan warehouse with a maximum height to the apex of 7.5m. The property has an electric roller shutter door, sodium lighting, gas space heaters and good natural light.

Internally, there is a two storey office block having a reception, male & female toilets/changing rooms and a shower room on the ground floor. At first floor level there is a substantial poured concrete mezzanine together with two further offices both of which have windows to the front of the site.

The property was built to a high specification having being originally constructed as a food outlet/bakery and has gas fired central heating to the offices, wash down walls and an internal drainage system for swilling down.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse	3,561.8	330.89
Storage under mezzanine	400.4	37.2
Reception area/office	374.6	34.8
Toilet block, shower room & changing area	387.5	36
First Floor Office one	185.1	17.2
Office two	160.4	14.9
Mezzanine	813.8	75.6
GIA	5,883.6	546.6

Rent

£36,000 plus VAT.

Vat

The rent quoted in relation to this property is exclusive which may be payable at the prevailing rate.

Terms

The property is available by way of a new full repairing and insuring lease for a minimum lease term of 3 years.

Business Rates

The prospective tenant must contact Pendle Borough Council on 01282 661661 to confirm the business rates information and the exact amount payable.

Outgoings

In addition to the rent and the business rates liability the tenant is to be responsible for all services connected to the property including water rates.

The buildings insurance and service charge will be recharged by the landlords further details of which are available on request.

Services

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

Service Responsibility

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

Legal Costs

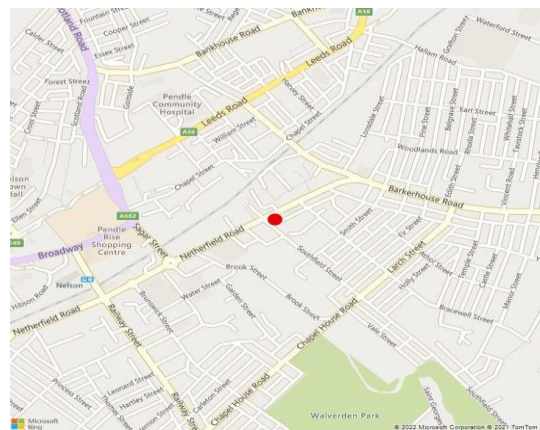
Each party is to be responsible for their own legal costs.

Viewings

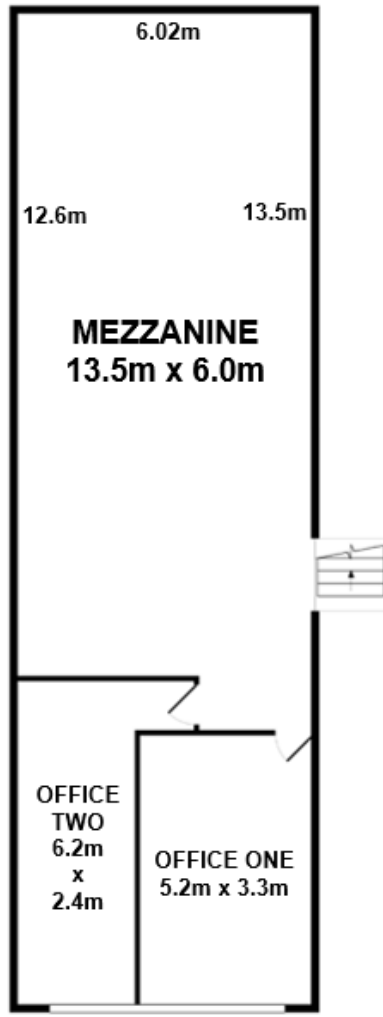
Please contact the agents:

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

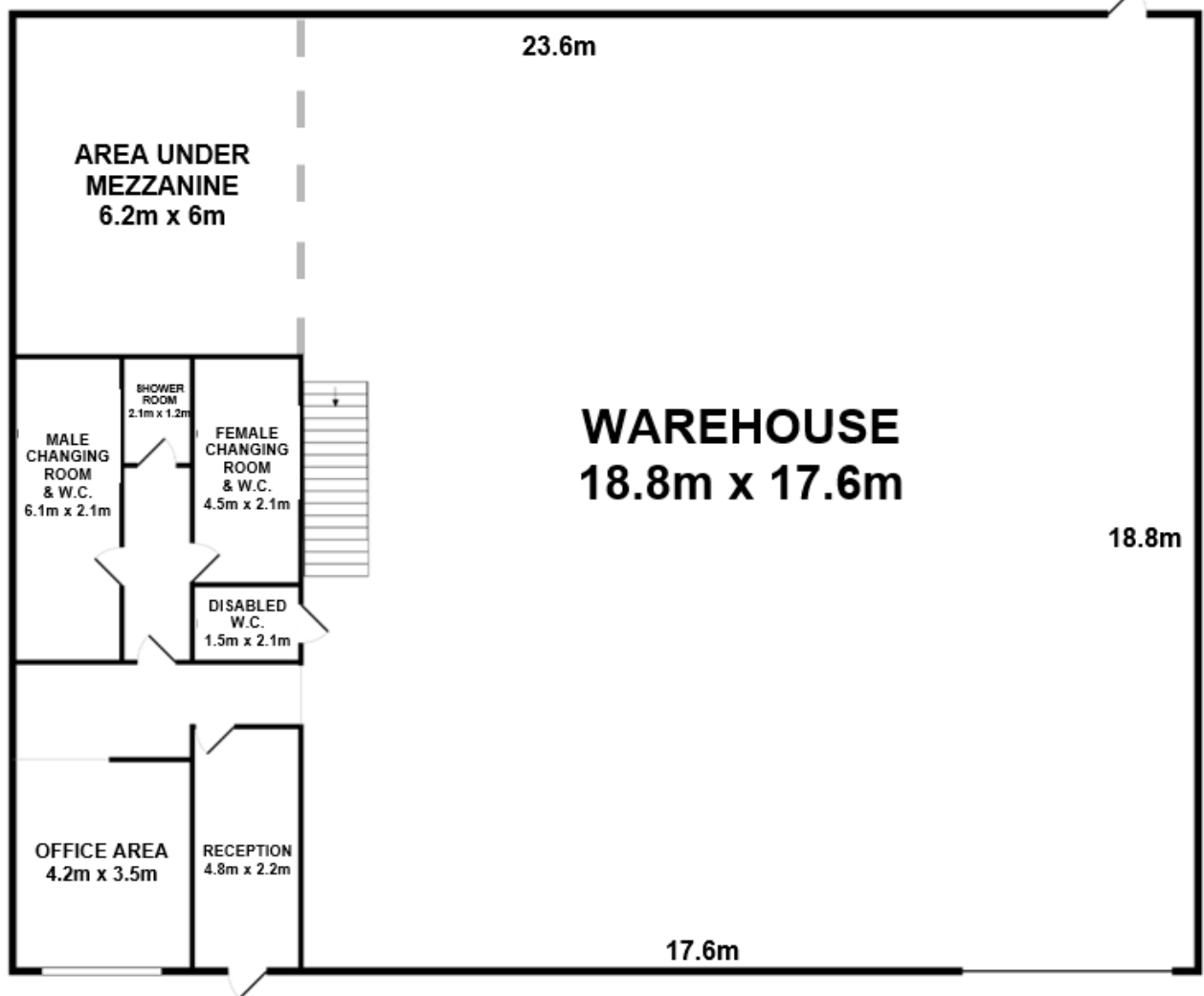
Whiteacres Property
287 Manchester Road, Burnley BB11 4HL



MEZZANINE



GROUND FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE TENANTS. ALL APPLICANTS MUST CONFIRM SIZES THEMSELVES.