

**Phone:** 01282 428486  
**E-mail:** info@whiteacres-property.co.uk  
**Website:** www.whiteacres-property.co.uk



# TO LET

- Semi-detached portal frame warehouse converted into high specification office facility
  - Prime location at junction 12 of the M65 with 52 allocated car parking spaces
- Fully self-contained office suite ideal for training facility or fully equipped call centre
- Various high quality meeting/conference rooms, large modern canteen and quality male & female toilet facilities
  - Hybrid facility would convert back into an industrial warehouse with a mix of offices extending in total to approximately 14,338 sq ft (1,332 sq m)



Former Daisy Communication  
16 Lindred Road  
Lomeshaye Industrial Estate  
Nelson  
BB9 5SR

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## LOCATION

The training centre/office building is located off Lindred Road on the popular Lomeshaye Industrial Estate at Junction 12 of the M65 Motorway.

Other businesses on Lomeshaye Industrial Estate include Protec, Daisy Communication, Refresco and Business Wise Solutions.

The borough of Pendle has a population of approximately 90,000 residents and is situated 20 minutes East of Preston and 40 minutes North of Manchester with excellent motorway connections.

## DESCRIPTION

A modern semi-detached portal frame warehouse converted into high specification offices located at junction 12 of the M65.

The warehouse was converted a number of years ago into high specification offices to accommodate the growth of Daisy Communication.

The accommodation comprises of a substantial open plan call centre with various glazed offices, meeting rooms and conference rooms. There is a large modern canteen with fully integrated appliances, high-spec male and female toilets and various smaller training rooms. There is also an office suite specifically designed for the managing director with its own entrance, secretarial area, kitchen and toilet.

The offices were converted to an excellent standard with suspended ceilings, LED lighting, lots of windows, air conditioning, gas central heating, glazed partitions and quality kitchens and bathrooms. The semi detached property would convert back into a

warehouse with an electric roller shutter door and could retain a number of offices.

Externally there is a substantial gated/fenced car park with 52 allocated spaces and a yard area for loading/goods delivery.

The semi-detached office suite would convert back to warehouse accommodation and a roller shutter door could be incorporated to improve loading and provide better access.

## ACCOMMODATION

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

DESCRIPTION	SQ FT	SQ M
Net internal floor area	14,338	1,332

## RENT

£97,500 per annum plus VAT.

## VAT

We understand the rent is subject to VAT at the prevailing rate.

## BUSINESS RATES

We have been verbally informed that the rateable value for this property is £78,669 and based on the 2018/19 multiplier of 0.493 the annual payable amount is £38,783.82

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 the tenants are to be responsible for all services connected to the property, a contribution towards the buildings insurance and a service charge for the maintenance and upkeep of any common parts.

## SERVICE CHARGE

TBC.

## SERVICES

We understand the offices have the benefit of gas fired central heating, mains electricity and air conditioning. There is also a diesel powered backup generator located on the site (which has not been tested by the agents but is understood to be in working order).

## SERVICES RESPONSIBILITY

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

## VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

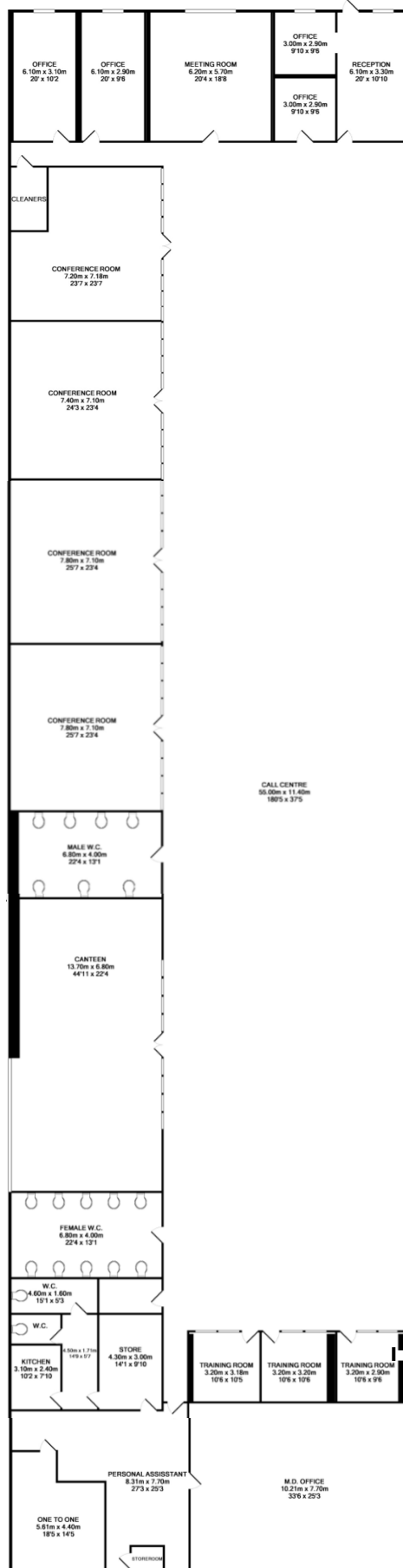
## SUBJECT TO CONTRACT

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Website: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)



MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

# FLOORPLAN



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

# EPC

## Energy Performance Certificate Non-Domestic Building



Daisy Communications Ltd  
1 Lindred Road  
Brierfield  
NELSON  
BB9 5SR

Certificate Reference Number:  
0859-3091-0510-0300-1321

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 on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ 105 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 3165  
Building complexity (NOS level): 4

### Benchmarks

Buildings similar to this one could have ratings as follows:

50 If newly built

110 If typical of the existing stock

# For identification purposes only

