

TO LET



Competitively priced warehouse space at Junction 12 of the M65 motorway

West Mill , Hollin Bank, Brierfield, Nelson, Lancashire, BB9 5NG

- ❁ North light mill accommodation extending to over 21,000 sq ft (1,960 sq m)
- ❁ Open plan space with good natural light and an internal eaves height of 3.4 metres
- ❁ Well positioned site at junction 12 of the M65 motorway
- ❁ Competitive rent from only £3.00 per sq ft plus VAT
- ❁ Located close to B&Q, Pendle Village Mill and Lomeshaye Industrial Estate
- ❁ Well priced warehouse accommodation available for immediate occupation
- ❁ Three loading doors, LED lighting and communal yard providing off road car parking and loading for HGV's
- ❁ Short term lease available
- ❁ Excellent access to the national motorway network
- ❁ On site coffee shop and eatery

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

Location

The property is located at junction 12 of the M65 motorway next to Pendle Village Mill.

The building has excellent access to both sides of the M65 motorway and the national motorway network being close to B & Q and Lomeshaye Industrial Estate.

Description

A single storey north light mill extending to approximately 21,105 sq ft. (1,960.7 sq m).

The property offers open plan warehouse space being available for immediate occupation with three roller shutter doors and LED lighting.

The open plan accommodation has good natural light with a minimum eaves height of 3.4metres and a large shared yard providing off road car parking and loading for heavy goods vehicles.

The site is well located at junction 12 of the M65 motorway and is available for immediate occupation.

The property is ideal for warehousing and distribution and is available for a maximum lease term of twenty four months.

The mill is well positioned at Junction 12 of the M65 motorway being close to B&Q, Lomeshaye Industrial Estate and Pendle Village Mill.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main warehouse	39m x 33.1m	13,895.2	1,290.86
Front stores	11.6m x 37m	4,620	429.2
Loading bay	16.8m x 11m	2,007.2	186.47
Second loading area	4.3m x 12.6m	583.2	54.18
GIA		21,105.6	1,960.71

Terms

The property is available by way of a new lease outside the protection of the 1954 Landlord & Tenant Act at an exclusive annual rent of £52,000per annum plus VAT.

Vat

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

Business Rates

The landlords have confirmed the rates payable are approximately £22,000 per annum.

A prospective tenant would have to check these details with Pendle Borough Council on 01282 611611 prior to making an legal commitment.

Outgoings

In addition to the rent and the business rates liability the tenants are to be responsible for the buildings insurance which will be recharged by the landlords and the cost of electricity which will be recharged based on consumption.

Services

The property has the benefit of mains electricity and the tenants will have use shared toilets and kitchen facilities together with access to a tea room serving food and drinks.

Service Responsibility

It is the prospective tenant'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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