

TO LET



Substantial high quality warehouse accommodation in prominent location

26-28 Churchill Way, Lomeshaye Industrial Estate, Nelson, BB9 6RT

- ❁ Detached warehouse extending to 14,500 sq ft (1,350 sq m)
- ❁ Popular industrial estate located at Junction 12 of the M65
- ❁ Large yard providing parking for up to 20 vehicles
- ❁ Available for immediate occupation
- ❁ Open plan layout would split into two sections
- ❁ Other businesses in the vicinity include, Protec Fire Detection, Daisy Communications and Farnell Land Rover

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

Location

The detached warehouse is located on Churchill Way on the popular Lomeshaye Industrial Estate at Junction 12 of the M65 motorway.

Other businesses on the estate include Protec Fire Detection, Wellocks Food Supplies, Daisy Communications, Farnell Land Rover and various other car dealerships.

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.

Description

A detached steel portal frame warehouse building which has been used for many years by a packaging company.

The warehouse has double loading doors and offers open plan warehouse accommodation with good natural light.

The portal frame building currently has a wall dividing the building into two sections with a door way connecting each half. There are toilet facilities in each half of the warehouse and the Landlord may consider splitting the building to accommodate a prospective tenant.

Internally the property has lighting throughout the warehouse and is available for immediate occupation.

Externally there is a large yard providing excellent loading and car parking for up to 20 vehicles.

Accommodation

The accommodation has been measured on a gross internal basis (inclusive of W.C. facilities) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Unit 26	6,173.1	573.48
Unit 28	8,361.4	776.77
GIA	14,534.5	1,350.26

Rent

£75,000 per annum plus VAT.

Terms

The property is available immediately on a new full repairing and insuring lease for a term to be agreed.

Vat

We have been informed that the rent 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 £50,500 per annum.

This information must be checked and verified by calling Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent the tenants will be responsible for the Business Rates and buildings insurance which is approximately £250 per calendar month, which will be recharged by the landlord.

Services

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

Service 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.

Legal Costs

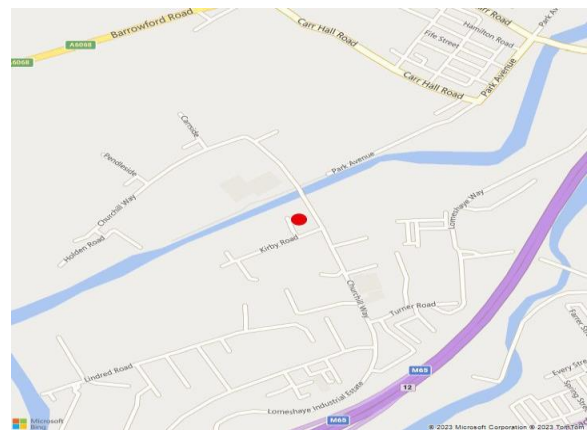
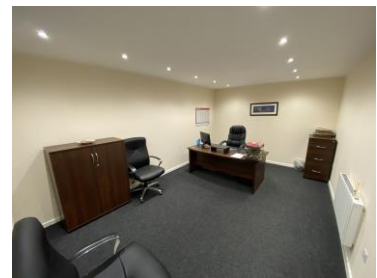
Each party is to be responsible for their own legal costs.

Viewings

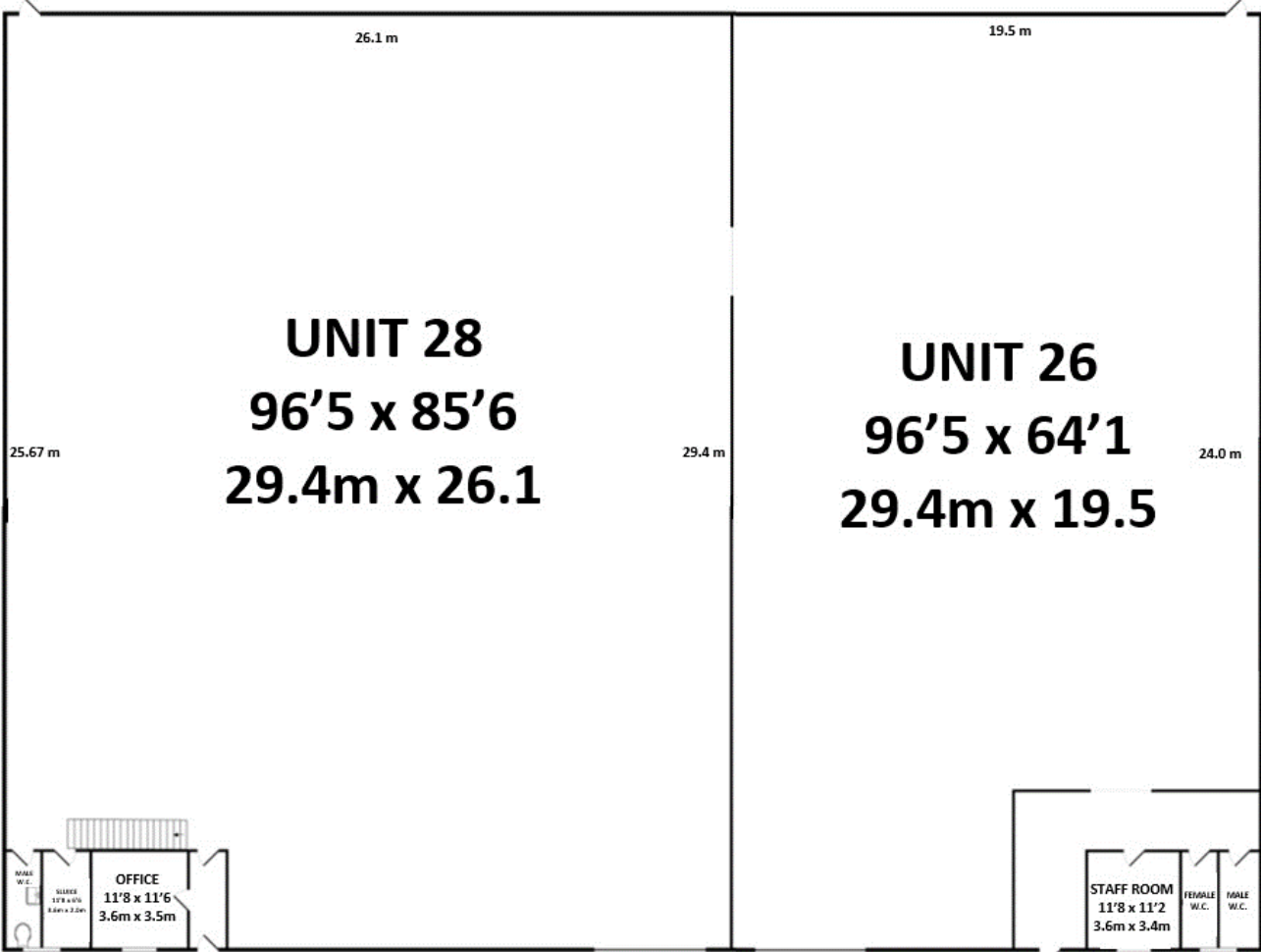
Please contact the agents:

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FLOOR PLAN



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