WHITEACRES

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TO LET



Modern open plan warehouse within gated courtyard extending to 933 sq ft

Unit 6, Holt Court, Pendle Street, Nelson, Lancashire, BB9 7EB

- Very modern mid-parade warehouse unit available for immediate occupation
- Open plan warehouse extending to 933 sq ft with kitchen and W/C facilities
- Positioned within walking distance of Nelson town centre and a substantial Morrison's supermarket
- Gated courtyard providing excellent loading facilities and onsite car parking
- Popular location close to junction 13 of the M65 motorway
- Electric loading door, three phase electricity and LED lighting
- Competitive rent and free business rates for eligible tenants

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

Location

The property is located on Holt Business Park close to junction 13 of the M65 motorway.

The warehouse unit is positioned within walking distance of Nelson town centre and a substantial Morrison's supermarket.

Holt Court is in the borough of Pendle which has a population of over 90,000 residents being close to the towns of Burnley, Nelson and Colne.

Description

A very modern mid-parade portal frame warehouse unit located on a secure gated business park.

The property offers open plan warehouse accommodation with good natural light being of steel portal frame construction with insulated cladding.

The property has an electrically operated loading door with a maximum internal eaves height of 5.2 metres. The unit has high bay LED lighting, three phase electricity, W/C facilities, and a kitchenette.

Externally there is a gated courtyard providing loading for goods vehicles and off street car parking.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	6.26m x 13.85m	933.24	86.7

Tenure

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£875 per calendar month + VAT.

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 £7,800 per annum.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all service connected to the property including water rates, the buildings insurance which will be recharged by the landlords and any estate service charges for the upkeep of the common parts.

Services

We understand the property has the benefit of three phase electricity and mains water. There is a gas supply however a meter has not been connected.

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

The landlord has advised that the tenant will be responsible for a 50% contribution towards legal fees for production of the lease which will be capped at £350 + VAT.

Viewings

Please contact the agents:

Whiteacres Property
Church House
10 Church Street
Burnley
BB11 8HG

01282 428486
info@whiteacres-property.co.uk

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.

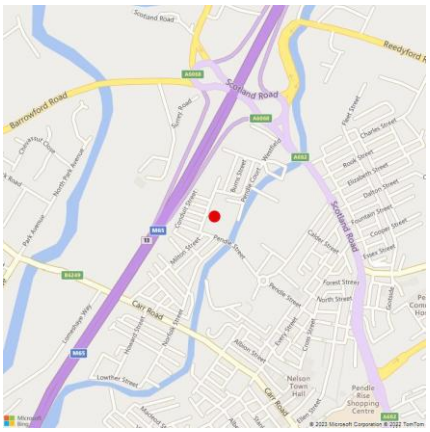












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