

FOR SALE/TO LET



Modern high spec property extending to over 46,000 sq ft

Walshaw House, Regent Street, Nelson, BB9 8AS

- ❁ Former Primary Care Trust office building extending to approximately 46,763 sq ft
- ❁ Well positioned close to junction 14 of the M65 motorway with good access to Preston, Manchester and Yorkshire
- ❁ High spec property available with vacant possession
- ❁ Planning consent for battery storage site
- ❁ Prime location close to Asda, Next, Argos, Boundary Mill and Graham Engineering
- ❁ Gated property with onsite car parking for 350 vehicles
- ❁ 5 acre site with scope for further development
- ❁ 99.9meg grid connection in place

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

Location

The site is located on Regent Street in Colne which is in the borough of Pendle at junction 14 of the M65 motorway.

The property is positioned close to Boundary Mill Outlet, a substantial Asda supermarket and various national retailers including Next, Argos, Toolstation and Pure Gym.

Colne is a market town in the borough of Pendle located 25 miles east of Preston and 30 miles west of Leeds.

Description

A substantial stone built office building that was formerly the headquarters of the Primary Care Trust.

The property was constructed approximately 12 years ago and is a portal frame structure clad in attractive random stone.

The property was originally constructed as offices but would be suitable for conversion into a care home, warehouse, hotel or residential subject to obtaining the necessary consent.

Externally there is car parking for 350 vehicles and the property has the benefit of mains electricity, water and on site back up generators.

The site now has planning consent for battery storage together with a 99.9mega watt grid connection in place.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA		46,763	4344.4

Purchase Price

For sale £6,500,000.

Rental Price

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

Vat

Whiteacres have been informed that the purchase price will be subject to VAT at the prevailing rate.

Business Rates

The property has been de-listed due to a recent planning application.

Prospective occupiers must contact Pendle Borough Council on 01282 661 661 to confirm further details before making any legal commitment.

Services

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

Service Responsibility

It is the prospective purchaser's responsibility to verify that all services, 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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