

TO LET



Modern end parade industrial unit on popular estate extending to over 6,600 sq ft

Unit 3A, Pendleside, Lomeshaye Industrial Estate, Nelson, BB9 6SH

- ❁ Modern end parade industrial unit on popular and established estate extending to over 6,600 sq
- ❁ Modern unit with LED lighting, three phase electricity, and eaves height of 5 metres
- ❁ Electric roller shutter door and two personnel entrances on a popular business park located at junction 12 of the M65 motorway
- ❁ Yard and parking area providing loading for HGV's
- ❁ Other businesses in the vicinity include Daisy Communications, Protec and Wellocks.
- ❁ Feature tiled floor reception, ground floor office and additional mezzanine office space
- ❁ Suitable for various uses including warehouse & distribution, trade counter, or other similar uses

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

Location

The property is positioned in a highly prominent location off Churchill Way, which is on Lomeshaye Industrial Estate in the borough of Pendle.

The property is located at junction 12 of the M65 motorway with other businesses in the vicinity including Daisy Communications, Protec and Wellocks.

The property is within a ten minute drive of Rossendale, Blackburn, Burnley and Pendle having excellent motorway connections.

Description

A modern end-parade warehouse unit extending to over 6,600 sq ft (including mezzanine floor).

The property offers open plan warehouse accommodation, and features a mezzanine offering additional office provision.

The warehouse benefits from gas heating and an eaves height of 5 metres, with an apex height of 8.5metres.

The property has a feature tiled reception, male and female toilets, fitted kitchen and a ground floor office. The premises also benefits from three phase electricity, electric loading door, LED lighting, gas central heating, and two personnel entrances.

Externally there is a communal yard area providing demised car parking for 6-8 vehicles with roller shutter door access for loading & unloading and additional communal parking.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor	39m x 14.9m	6,254.9	581.08
First Floor	9.4m x 3.5m	354.1	32.9
GIA		6,609	613.98

Rent

£50,000 per annum.

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 £41,000 per annum with rates payable being £20,459.00 per annum.

The prospective tenant must contact Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance and the services which will be recharged based on consumption.

Services

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

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

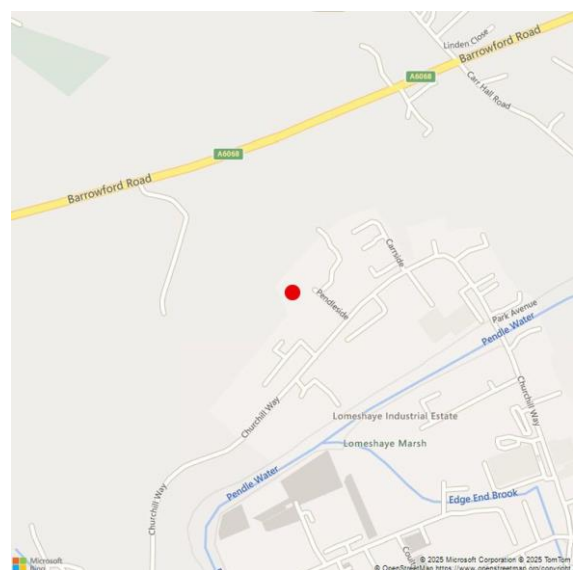
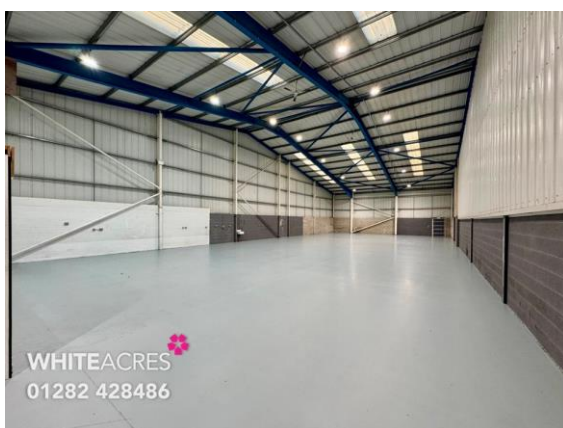
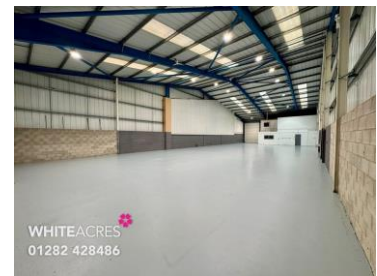
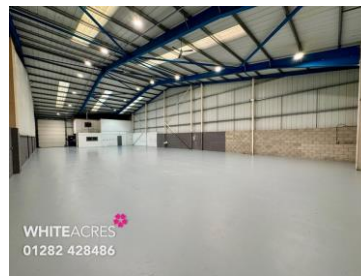
Each party is to be responsible for their own legal costs.

Viewings

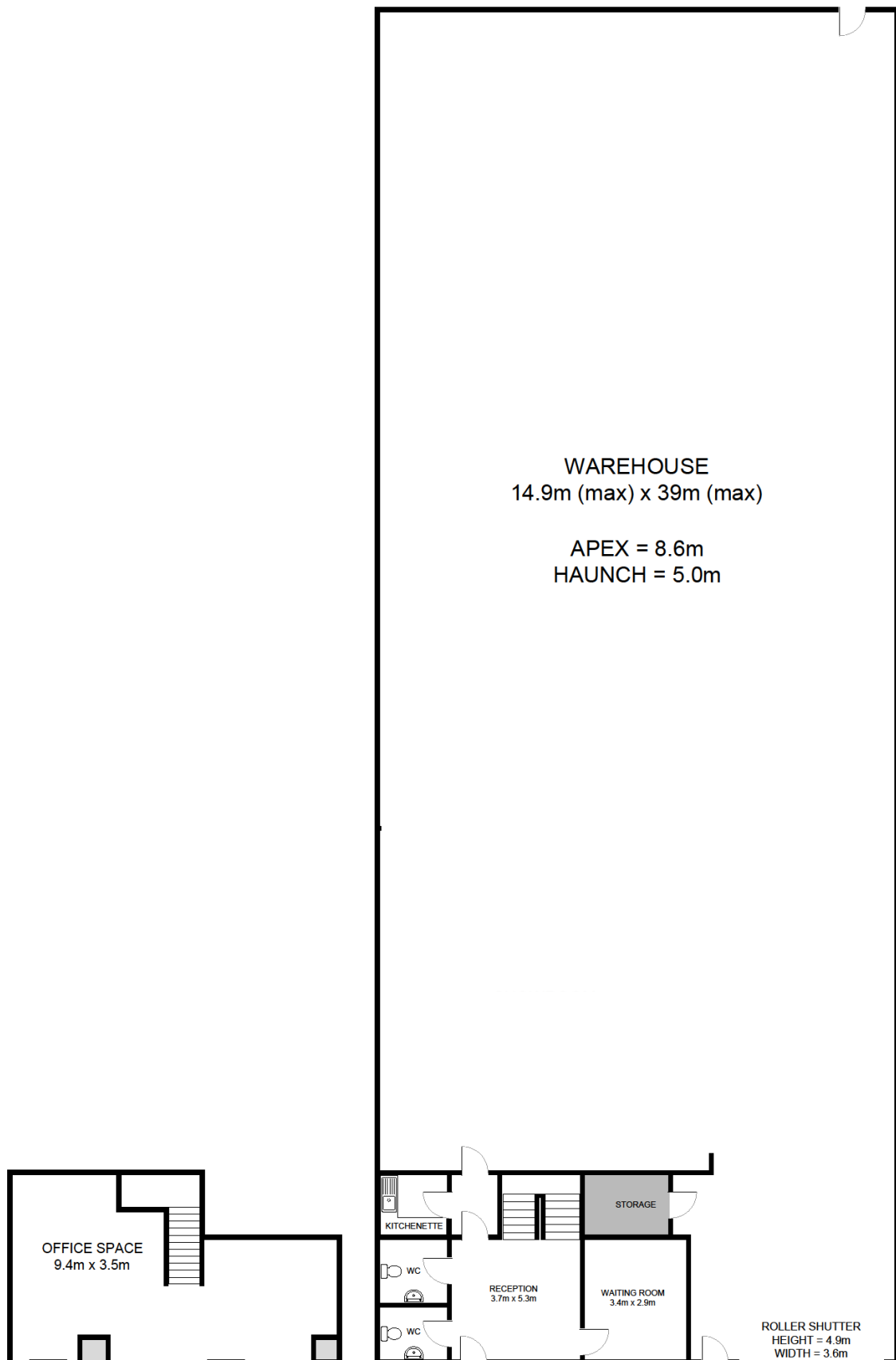
Please contact the agents:

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WAREHOUSE UNIT WITH OFFICE SPACE
(approx 614 sq meters, 6609 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE