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# TO LET

- Last remaining unit in phase one now available extending to 3,000 sq ft (279 sq m)
- Located at Junction 13 of the M65 with good access to Burnley, Nelson & Colne
- Deals already agreed with Screwfix and Eurocell, ideal for trade counter operator
- Brand new warehouse with B1, B2 & B8 planning consent very close to various national operators



**Unit 2B Pendle Court  
Junction 13 M65  
Nelson  
BB9 7UH**

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## LOCATION

The warehouse units are located directly behind the new Kay Group Petrol Station off Scotland Road at Junction 13 of the M65.

The site is in a prominent location with other businesses in the immediate vicinity including Morrisons Supermarket, Jewsons Builders Merchants, B&Q and Oddies the Bakers head office.

The property is situated at the entrance to the town of Nelson in the Borough of Pendle which has a population in the region of 90,000. Other towns in the immediate vicinity include Colne, Barrowford and Brierfield.

## DESCRIPTION

The last remaining unit in phase one of Pendle Court is now available for occupation.

A brand new warehouse unit positioned next to Screwfix and Eurocell extending to 3,000 sq ft (278.7 sq m). Other businesses in the immediate area include a substantial Texaco Petrol filling station, Morrisons Supermarket, Jewsons Builders Merchants and a Subway Sandwich franchise.

We understand the warehouse has the benefit of B1, B2 & B8 and is therefore suitable for various uses. Further details of the planning permission are available from Pendle Borough Council with the following reference number – 16/0601/REM.

Externally there is a large shared yard for loading and car parking.

A further 3.4 acres of development land is available to the rear of the site and all further enquiries should be directed to our office.

## VAT

We have been verbally informed that the rent is subject to VAT at the prevailing rate.

## ACCOMMODATION

A semi-detached warehouse extending to 3,000 sq ft (278.7 sq m) is available.

## RENT

£27,000 per annum + VAT.

## TERMS

The new unit is available by way of a new full repairing and insuring lease for a minimum term of five years.

## BUSINESS RATES

The business rates will be assessed on completion however an indication of the likely Rateable Value can be provided on request.

Further enquiries in relation to the business rates can be directed to Pendle Borough Council on 01282 661661

## OUTGOINGS

In addition to the rent the tenants will be responsible for the Business Rates, services, buildings insurance and any estate service charges.

## EXTERNALLY

There is a large tarmac yard for loading and car parking further details of which are available on request.

## SERVICES

The warehouse will have the benefit of mains water and three phase electricity.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

## PLANNING

We understand the unit has the benefit of B1, B2 & B8 under the use classes order (16/0601/REM).

It is the ingoing tenants responsibility to verify that the premises has the correct planning consent for their proposed use and all further enquiries should be made to the planning department at Pendle Borough Council on 01282 661661.

## LEGAL COSTS

The ingoing tenants will be responsible for the Landlord's legal costs involved in the transaction.

## GRANT ASSISTANCE

The following two organisations may be able to provide some funding support for a prospective tenant depending on their circumstances; Boost Business Lancashire on 0800 488 0057 or [www.boostbusinesslancashire.co.uk](http://www.boostbusinesslancashire.co.uk) or contact Hassan Ditta at Pendle Borough Council on 01282 661640 or email [hassan.ditta@pendle.gov.uk](mailto:hassan.ditta@pendle.gov.uk)

## VIEWING

For further information or to arrange a viewing please

Contact:

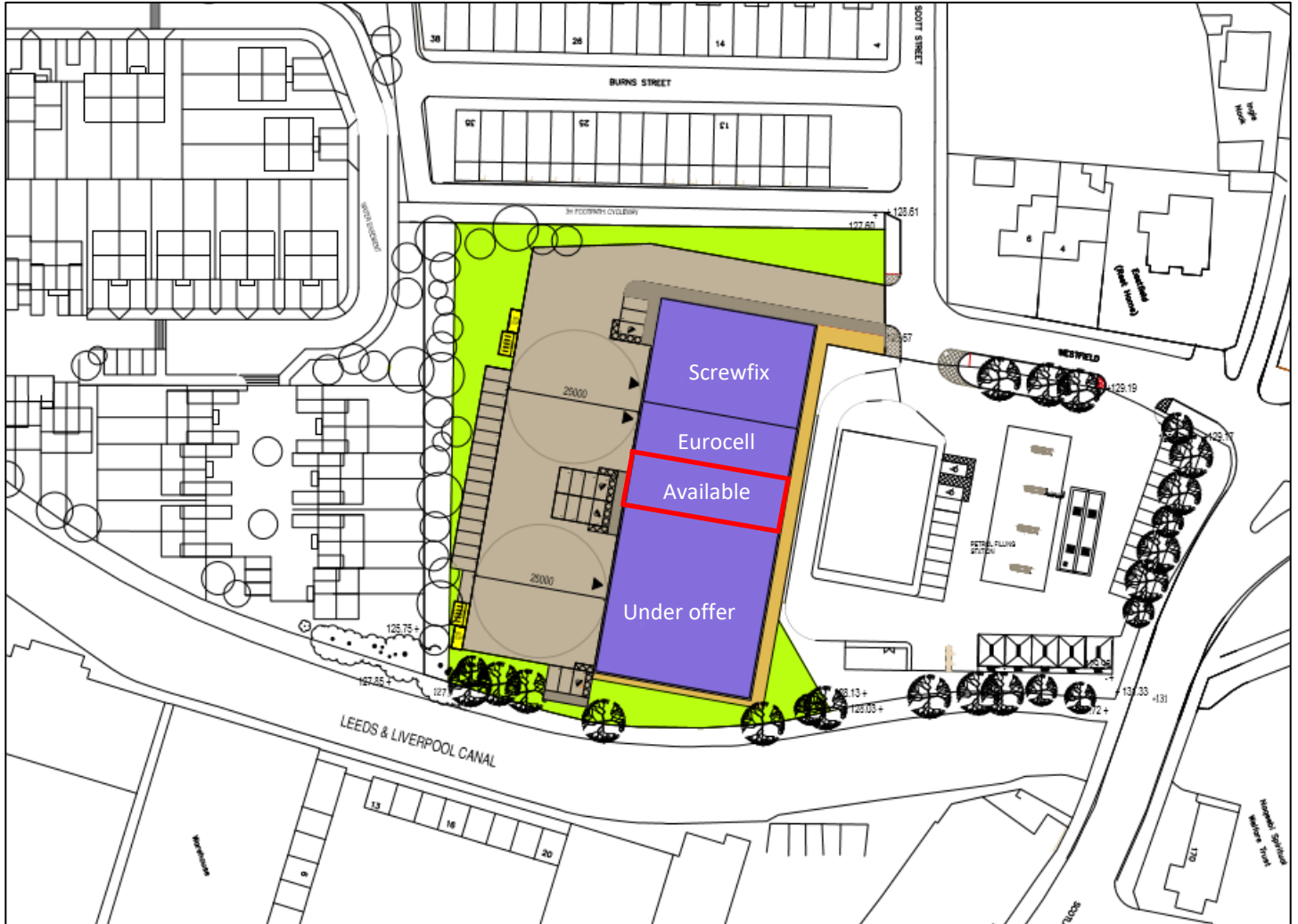
Whiteacres

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**THE PLANS ARE PROVIDED FOR IDENTIFICATION PURPOSES ONLY IN ORDER TO ASSIST PROSPECTIVE TENANTS. APPLICANTS MUST CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.**