

Phone: 01282 428486
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WHITEACRES 

TO LET

- Workshop units within secure gated yard
- Competitive rents ideal for small businesses and contractors
 - On-site car parking and good loading facilities
 - Suitable for various uses with on-site communal toilets
- Self-contained units with their own loading door and good natural light

**NO CAR USES OR MECHANICS
AVAILABLE FOR IMMEDIATE OCCUPATION**



Various Units Dale Mill
Hallam Road
Nelson
BB9 8AB

MISDESCRIPTION: 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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LOCATION

Dale Mill is located off Hallam Road which is located close to Leeds Road on the edge of Nelson Town Centre.

The mill complex is located within a 5 minute drive of junction 13 of the M65 and within a short drive of the towns of Nelson & Colne.

Other businesses in the immediate vicinity include REM Hairdressing supplies, Buoyant Upholstery and Howorth Textiles.

DESCRIPTION

Three self-contained storage/workshop units are now available in the borough of Pendle within a secure gated business park.

The units are of Northlight construction being mainly open plan internally with excellent natural light and mains power.

The properties would suit craftsman, tradesmen or small businesses looking for a base in the local area being ideal for various uses.

Externally there is a large shared yard providing good off-road car parking within a secure gated site.

ACCOMMODATION

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

DESCRIPTION	SQ FT	SQ M	MONTHLY RENT
Unit 2	252	23.4	£150.00 + VAT
Unit 3	312.2	29.0	£225.00 + VAT
Unit 5	1,019.3	94.7	£375.00 + VAT

VAT

We understand the rents quoted in relation to this property are subject to VAT at the prevailing rate.

TERMS

The units are available immediately by way of a new licence agreement for a minimum term of 12 months.

BOND/DEPOSIT

The new tenants are to provide a bond equivalent to one month's rent which will be held by the Landlord for the term of the lease.

BUSINESS RATES

We have been verbally informed that the units are as follows;

Unit 2 - £1,325.
Unit 3 - £2,225.
Unit 3 - £4,600.

The ingoing tenants are likely to benefit from 100% rates relief and must contact Pendle Borough Council on 01282 661661 to confirm the full details.

PARKING

The following car parking spaces are demised to each unit;

Unit 2 – One space.
Unit 3 – Two spaces.
Unit 5 – Three spaces.

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for their own electricity, a contribution towards the buildings insurance (to be recharged by the Landlords), water charges and any estate service costs.

SERVICES

We understand from the Landlord that each unit has its own electricity supply with access to shared male & female toilets and running water. Prospective tenants should clarify this information before making any formal commitment.

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.

LEGAL COSTS

The landlords will prepare their own in-house agreement to be signed by both parties.

VIEWING

For further information or to arrange a viewing please Contact:

Whiteacres
Tel: 01282 428486
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Web: www.whiteacres-property.co.uk