

TO LET



Detached warehouse unit with self-contained yard and car park

1 Simmonds Way, Brierfield, Nelson, BB9 5SS

- ❁ Detached trade counter unit extending to over 5,000 sq ft
- ❁ Steel portal frame structure with with office and male & female toilets
- ❁ Popular business park close to Barnfield Construction, Delta Electrical & Daisy Communication
- ❁ Three phase electricity, mains gas and fluorescent lighting
- ❁ Popular and established business park at junction 12 of the M65 motorway
- ❁ Car park/yard for up to 10 vehicles
- ❁ Available for occupation from 1st January 2025

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

Location

Modern detached warehouse located on Simmonds Way on the popular Lomeshaye Industrial Estate at Junction 12 of the M65 motorway.

Other businesses on the estate include Barnfield Construction, Euro Car Parts, CEF and Vertu Land Rover.

The Borough of Pendle has a population of approximately 90,000 residents and is situated 20 minutes East of Preston and 40 minutes North of Manchester.

Description

A detached trade counter warehouse occupied for many years by Rothwell's Engineering Supplies.

The unit comprises of a detached open plan warehouse of portal frame construction with an eaves height of approximately 4 metres.

The warehouse has natural light, roller shutter door, gas space heating and male and female toilets.

To the front corner of the site is an office together with a trade counter and personal entrance.

Externally there is a yard to the front of the site providing loading for HGV's and off road car parking for up to 10 vehicles.

The property is available from the 1st January 2025.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse (including office & toilets)	26.7m x 17.6m	5,057.9	469.8

Terms

The property is available from the 1st January 2025 by way of a new lease for a term to be agreed.

Rent

£35,000 per annum plus VAT

Vat

Whiteacres have been informed that the rental amount is 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 £22,000per annum with rates payable being £10,978.

This business rates information must be checked and verified by a prospective purchaser by contacting Pendle Borough Council on 01282 661661.

Outgoings

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

Services

The property has the benefit of three phase electricity, mains gas 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:

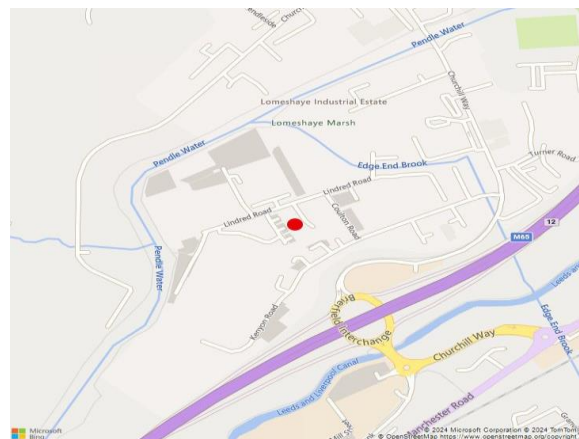
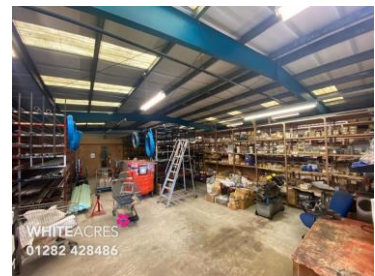
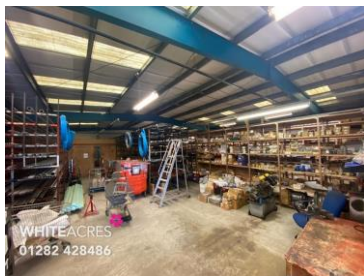
Jonathan Wolstencroft
01282 428486

jonathan@whiteacres-property.co.uk

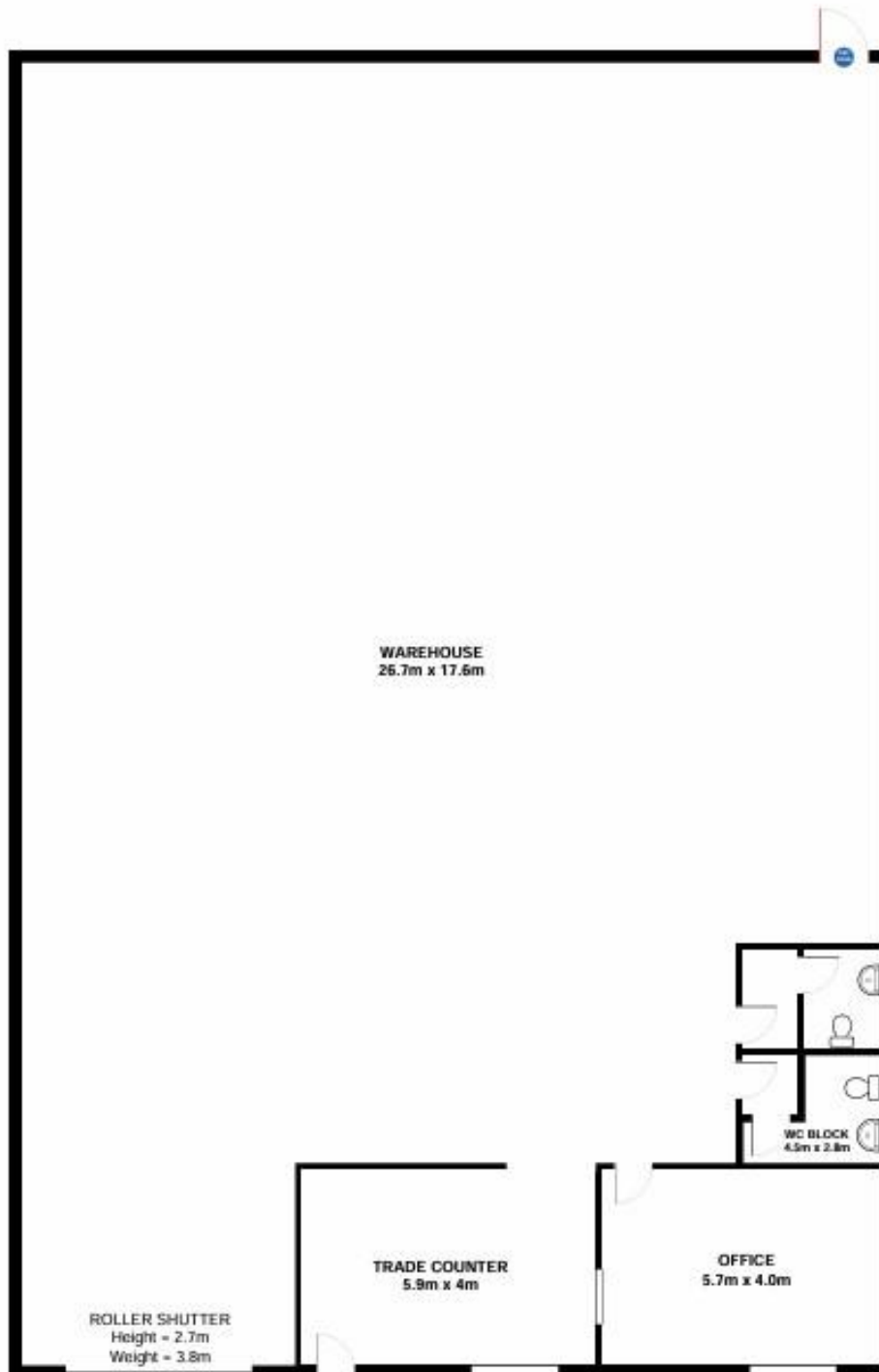
Kelly McDermott
01282 428486

kelly@whiteacres-property.co.uk

Whiteacres Property
Church House,
10 Church Street,
Padiham,
BB12 8HG



WAREHOUSE UNIT WITH OFFICE SPACE
(approx 469.9 sq meters, 5057.9 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE