

FOR SALE/TO LET



Warehouse/workshop premises with large offices extending to 16,900 sq ft and gated 1,000 sq ft yard to the rear

The Mill, Gertrude Street, Nelson, BB9 8RS

- ❁ Brick built triple bay warehouse and offices positioned on the border between Nelson and Colne
- ❁ Open plan layout with a new build warehouse at the rear of the site
- ❁ Mixed residential and commercial location with good access to the motorway network
- ❁ Refurbished site having undergone significant work in recent years
- ❁ Ideal manufacturing or extensive warehouse facility with large offices to the front located close to junction 14 of the M65 motorway
- ❁ Separate self-contained loading bay positioned to the side of the property
- ❁ Quality office space with central heating, male and female toilets, staff canteen and LED lighting

FOR SALE DUE TO RELOCATION

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

Location

The property is accessed from Edward Street close to the junction with the A56 on the Nelson/Colne border in the borough of Pendle.

The property is in a mixed residential and commercial location close to Matthew Kibble Transport, Woodhead Brothers and Graham Engineering.

The site is within a very short drive of junction 14 of the M65 motorway.

Description

A triple bay brick built office building with warehousing behind and to the side, located in the borough of Pendle.

The site offers open plan workshop/warehouse space with a self-contained loading bay. The property has a brand new warehouse built at the back of the site with a second loading bay and a secure gated yard.

The original building comprises of modern open plan offices, staff kitchen, male and female toilets, warehouse with loading bay and a picking and packing section.

The property has been occupied by a mobility superstore for a number of years however it was originally occupied by a printing company.

The premises has good natural light, gas central heating, security alarm system and LED lights.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Loading Bay & Warehouse	44.2m x 11.2m	5,328.6	495
Brand New Warehouse	27.5m x 24.4m	7,222.8	671
New Warehouse W/C Facilities & Kitchen	3.5m x 3	113	10.5
Picking & Packing Area	18.4m x 7.2m	1,426	132.5
Sales Office	18.3m x 7.5m	1,477.3	137.2
Office, Canteen, Stores, Male & Female Toilets	8.9m x 14.6m	1,398.6	129.9
GIA		16,966.3	1576.1

Purchase Price

Offers over £800,000.

Rental Price

£70,000 per annum.

Vat

Whiteacres have been verbally advised that the purchase price is not subject to VAT however this information must be checked and verified by a prospective purchaser prior to making a legal commitment.

Tenure

The property is leasehold for a term of 950 years from the 18th July 1924.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £21,250 per annum with rates payable being £10,603.75.

This information must be checked and verified by calling Pendle Borough Council on 01282 661661 to confirm further details.

Services

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

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.

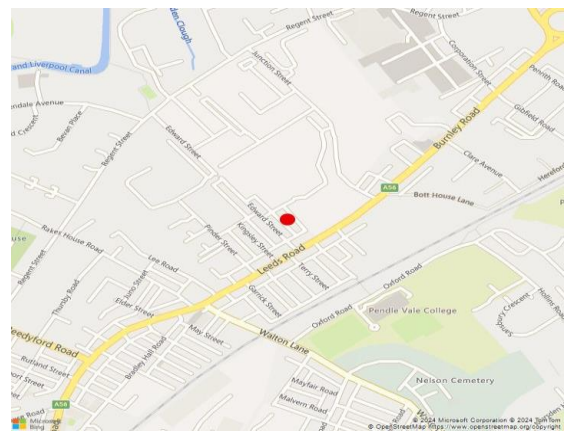
Viewings

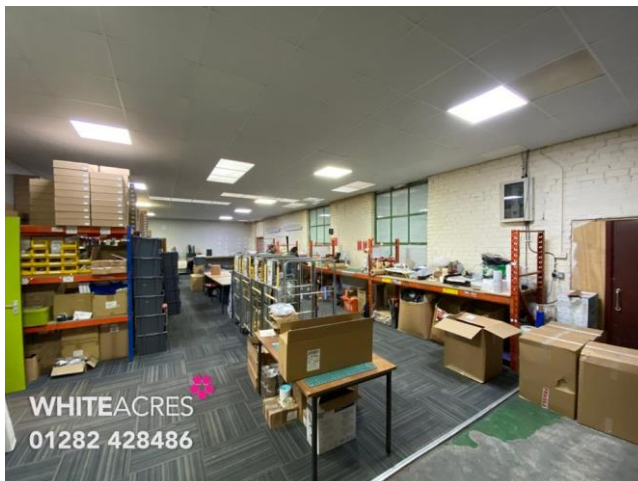
Please contact the agents:

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,
Burnley,
BB12 8HG





Energy performance certificate (EPC)

Boundary Mill Gertrude Street NELSON BB9 8RS	Energy rating E	Valid until: 1 August 2029
		Certificate number: 0730-8983-0341-5050-2024

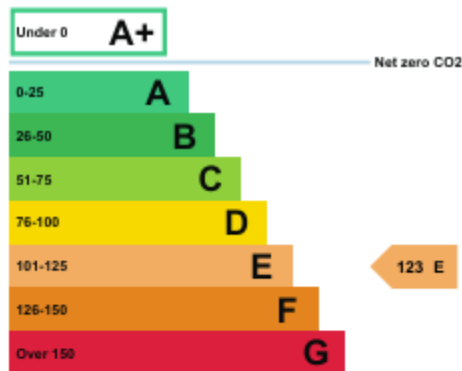
Property type	B1 Offices and Workshop businesses
Total floor area	1,623 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	22 A
If typical of the existing stock	64 C

H.M. LAND REGISTRY

TITLE NUMBER
LA774051



ORDNANCE SURVEY
PLAN REFERENCE

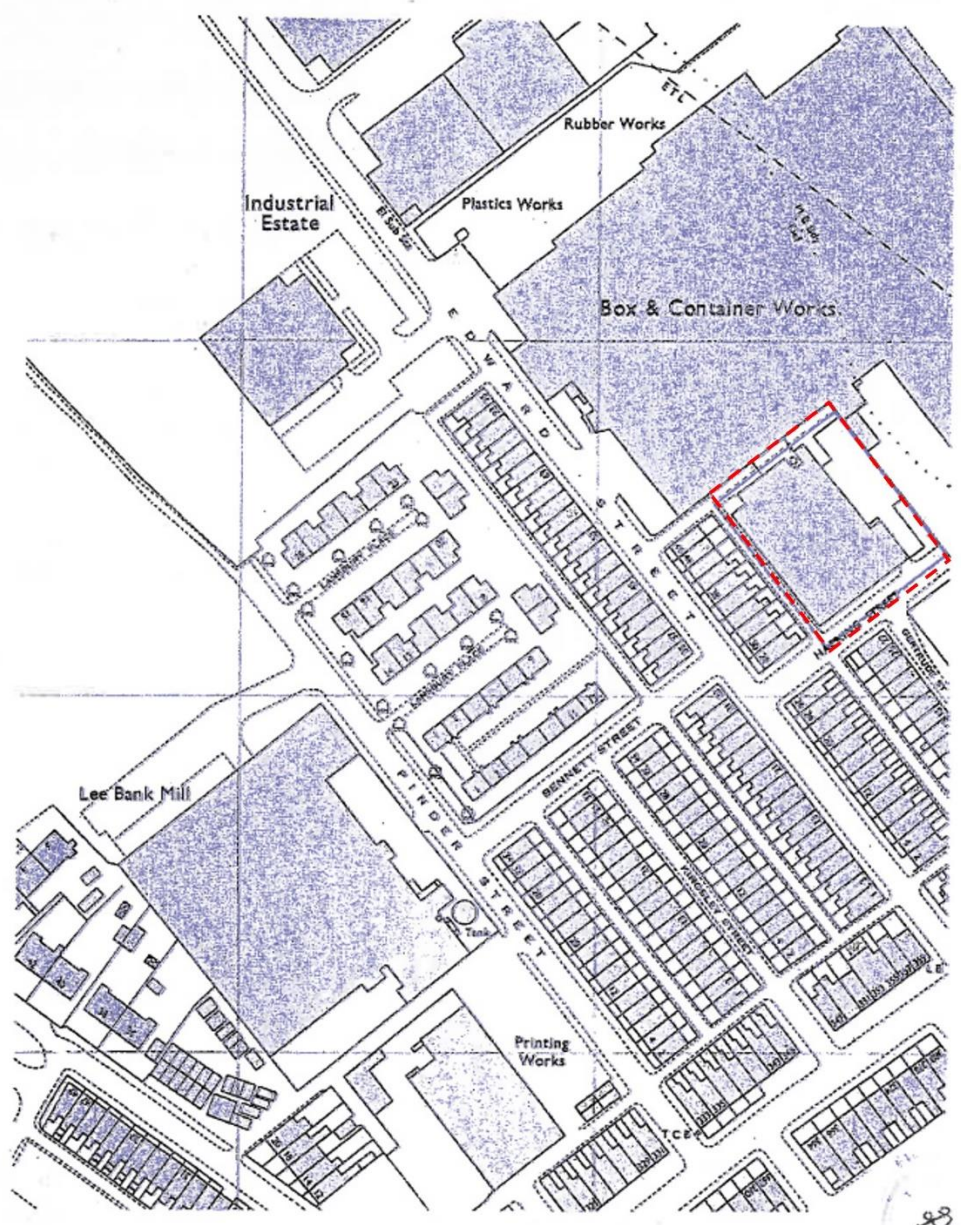
SD 8638

Scale
1/1250

COUNTY LANCASHIRE

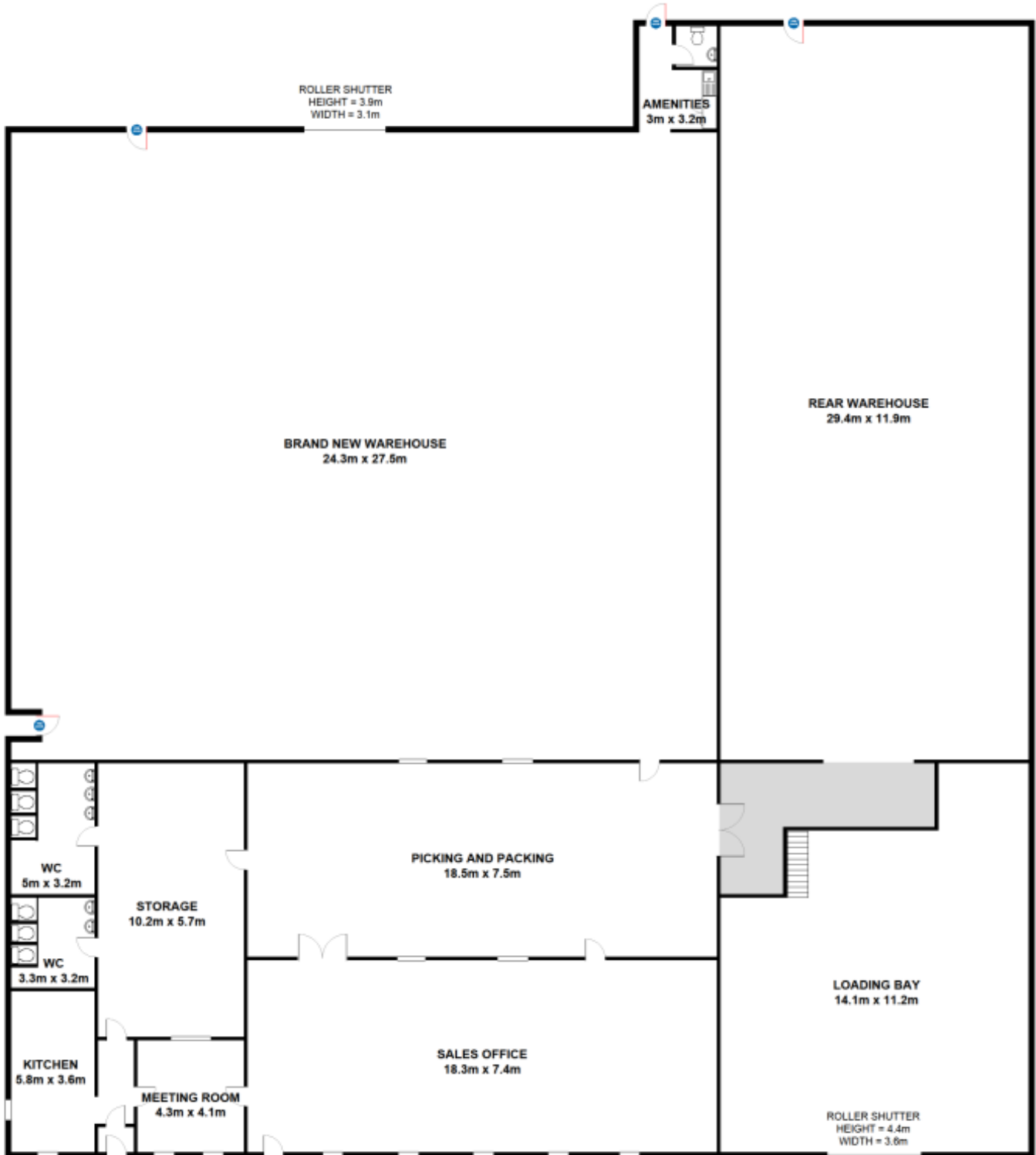
PENDLE DISTRICT

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WAREHOUSE UNIT WITH OFFICE SPACE
(approx 1576.1 sq meters, 16,966.3 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE