

**TO LET**



Modern warehouse extending to over 7,800 sq ft (including mezzanine)

## **39B Churchill Way, Lomeshaye Industrial Estate, Pendle, BB9 6RT**

- ❖ Mid-parade warehouse unit located at junction 12 of the M65 motorway
- ❖ Open plan warehouse accommodation with large mezzanine (which could be removed if required)
- ❖ Extremely popular business park close to Millercare, Pendle Frozen Foods and ELE
- ❖ Gas space heating, LED lighting and central heating (to the office) and three phase electricity
- ❖ Tiled reception with two toilets and fitted kitchen
- ❖ Modern sales office with two private rooms
- ❖ Dedicated car parking for 10 vehicles, and a concrete loading area with electric shutter door
- ❖ Occupied for many years by an office supplies company but now available for immediate occupation

## Location

A mid-parade warehouse located on Churchill Way on the popular Lomeshaye Industrial Estate at Junction 12 of the M65 motorway.

Other businesses on the estate include Protec Fire Detection, Wellocks Food Supplies, Daisy Communications, Vertu Land Rover and various other car dealerships.

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 modern mid-parade warehouse unit extending to over 7,800 sq ft (including mezzanine floor).

The property offers open plan warehouse accommodation with a substantial mezzanine (which could be removed depending on a tenants needs). The warehouse has gas heating and an eaves height of 6 metres and an apex height of 8.5 metres.

The property has a tiled reception, male and female toilets, fitted kitchen and a large sales office with two private rooms. The premises has gas fired central heating, three phase electricity, and electric loading door.

Externally there is dedicated car parking for 10 vehicles, and a concrete pad for loading and unloading.

## Accommodation

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

DESCRIPTION	SQ FT	SQ M
<b>Ground Floor</b> Warehouse, Office, Toilets & Kitchen	5,080	471.9
<b>First Floor</b> Mezzanine	2,730.8	253.9
<b>GIA</b>	7,811.3	725.7

## Terms

The property is available by way of a new full repairing and insuring lease for a minimum term of 3 years.

## Rent

£39,500 per annum plus VAT.

## Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

## Deposit

A deposit equivalent to one months' rent will be payable to the landlord and held for the term of the lease.

## Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £31,500 per annum with rates payable being £15,718.50

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

## Outgoings

In addition to the rent and the business rates liability the tenants will be responsible for all services connected to the property 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:

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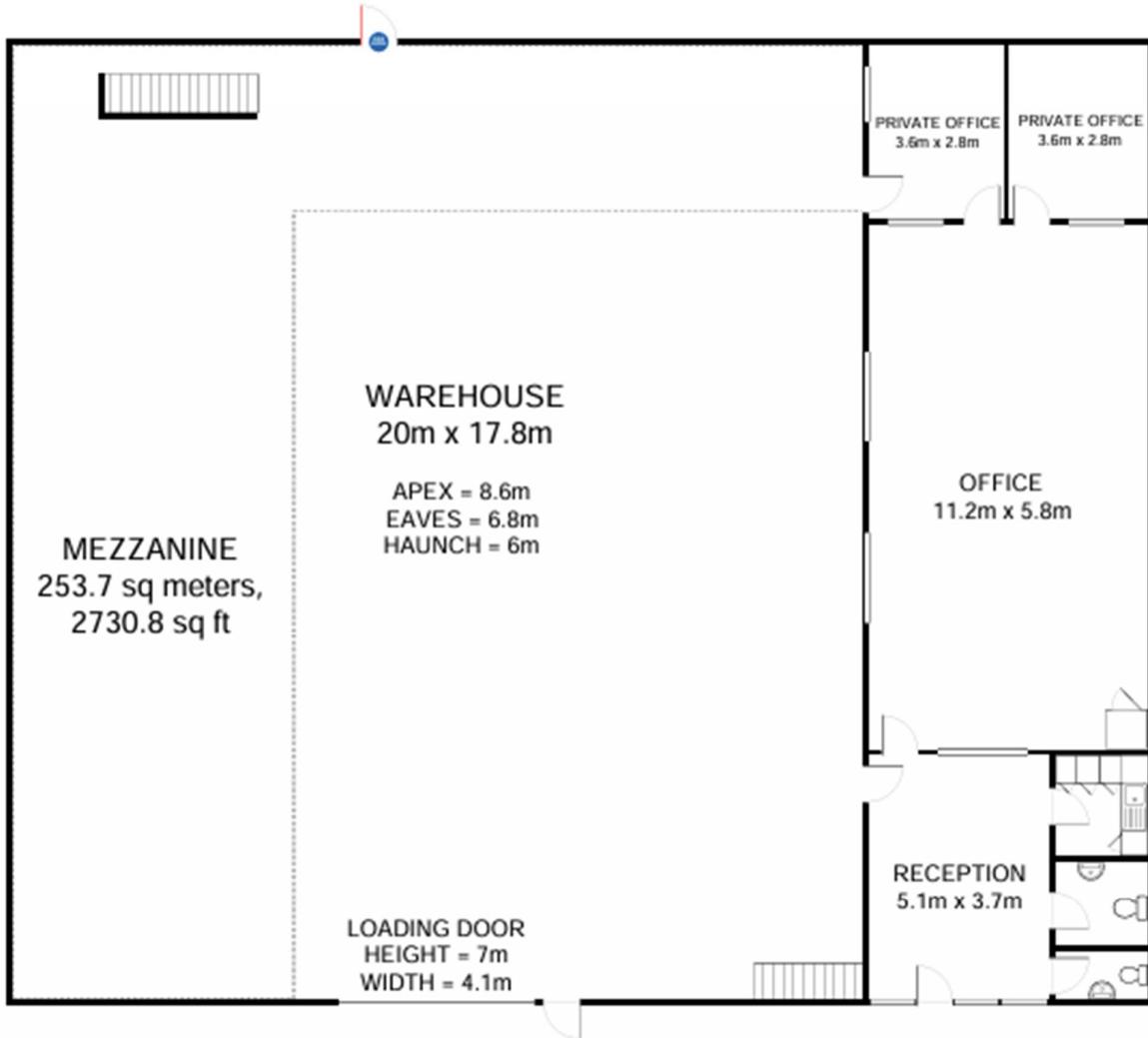
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WAREHOUSE SPACE WITH MEZZANINE AND OFFICES  
(approx 725.6 sq meters, 7811.3 sq ft)



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NOT TO SCALE