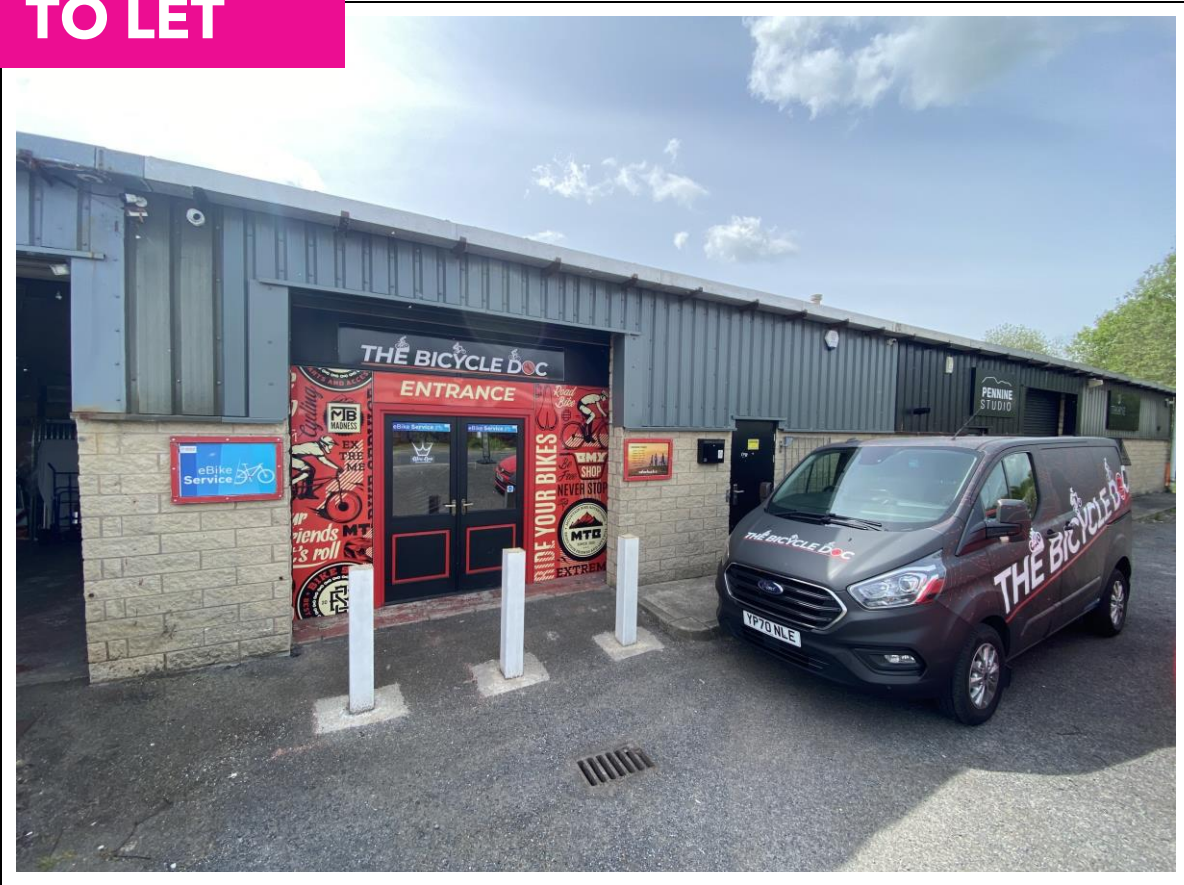


TO LET



Refurbished workshop premises available for immediate occupation

21 Churchill Way, Nelson, Lancashire, BB9 6RT

- ❁ Mid parade portal frame warehouse unit on popular and established business park extending to approximately 1,180 sq ft
- ❁ Previously occupied by a bicycle shop being ideal for a trade counter business
- ❁ Free business rates for eligible tenants and competitive rent being available for immediate occupation
- ❁ Refurbished premises including new lighting, modern kitchen and W/C
- ❁ Excellent location at junction 12 of the M65 motorway
- ❁ Open plan layout with private kitchen, toilets and off street car parking
- ❁ Forecourt parking to the front of the premises
- ❁ Good for various businesses including trade counter, workshop or storage and distribution

Location

The property is located on Churchill Way on Lomeshaye Industrial Estate in Pendle which is junction 12 of the M65 motorway.

Lomeshaye is a popular and established business park with other companies in the immediate vicinity including Science in Sport, Protec Fire Detection and Daisy Communications.

The Borough of Pendle has approximately 90,000 residents and this premises is situated 20 minutes east of Preston and 40 minutes north of Manchester with excellent motorway connections.

Description

A mid parade portal frame warehouse on a popular and established business park at Junction 12 of the M65 motorway.

The property offers open plan warehouse space with a sloping roof having a maximum eaves height of 5 metres.

The premises has a modern kitchen, W/C facilities and a roller shutter door with glazed window behind providing retail frontage. The premises has modern lighting and Karndean flooring and is suitable for various uses.

The current business are relocating and the property is available for immediate occupation.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA	8.8m x 12.5m	1,184	109.99

Terms

The premises is available by way of a new lease for a term to be agreed at a rent of £895 per calendar month plus VAT.

Vat

We have been informed the rent in relation to this property is subject to VAT.

Business Rates

We have been informed that the Rateable Value for the property is £5,250 per annum.

The prospective tenant is likely to benefit from 100% discount with the government's Small Business Rates Relief Initiative and must contact Pendle Borough Council on 01282 661 661 to confirm the full details.

Outgoings

In addition to the rent and any Business Rates liability the tenants are to be responsible for the services including water rates and the cost of the buildings insurance which will be recharged by the landlords.

Services

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

Service Responsibility

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

Legal Costs

The tenant is to contribute £500 plus VAT towards the landlords legal costs for preparing the lease agreement.

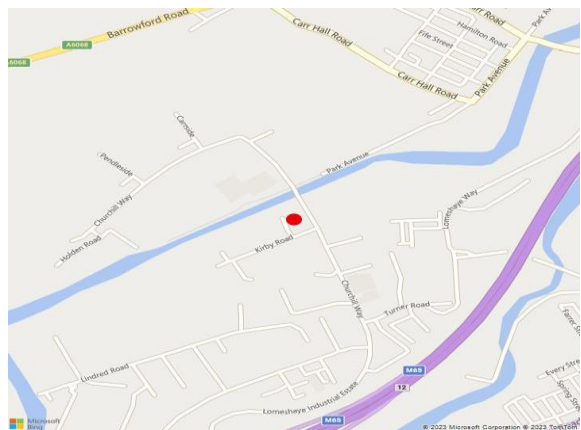
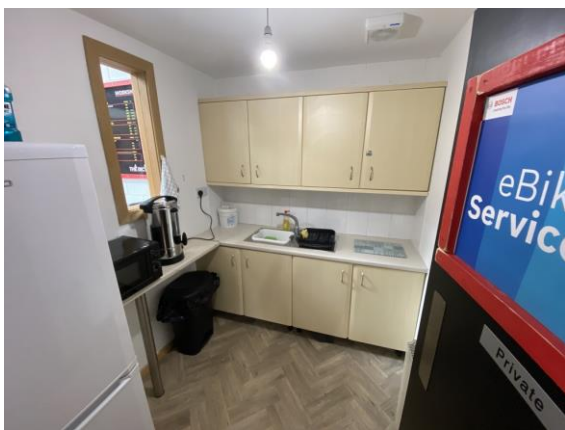
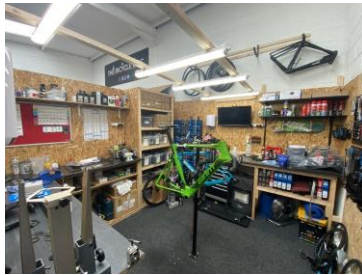
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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



21, Churchill Way
NELSON
BB9 6RT

Energy rating

D

Valid until
1 September 2023

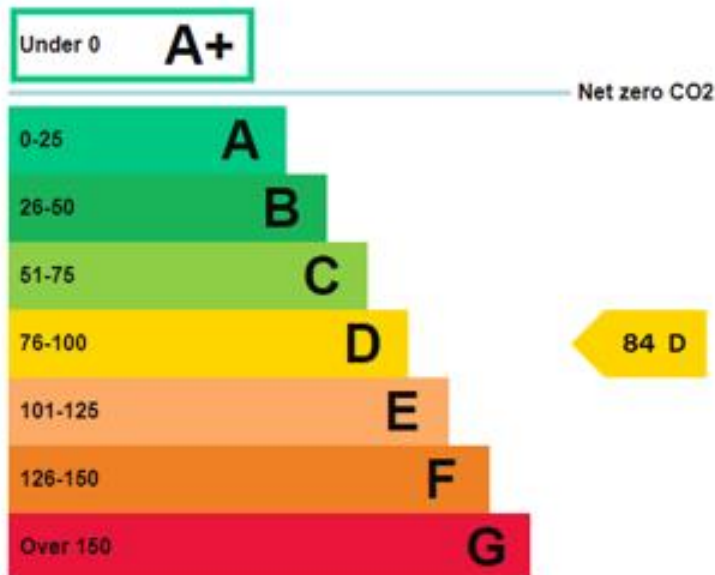
Certificate number
9293-3058-0974-0900-0775

Property type B8 Storage or Distribution

Total floor area 111 square metres

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.