

TO LET



High spec ground floor office suite with onsite car parking

Ground Floor Office Suite, Finance House , 17 Kenyon Road, Lomeshaye Industrial Estate , Nelson, Lancashire, BB9 5SP

- ❁ High spec ground floor office suite extending to 5,443 sq ft (506 sq m)
- ❁ Open plan sales office with quality boardroom and various private offices
- ❁ Gas fired central heating and heating/cooling air conditioning
- ❁ Ideal for use as a call centre, accountants or financial advisors
- ❁ Popular and established Business Park location at junction 12 of the M65 motorway
- ❁ Modern portal frame building with good natural light and impressive open plan reception
- ❁ Shared onsite car parking

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

Location

The offices are located on Lomeshaye Industrial Estate which is a popular and established Business Park in the Borough of Pendle.

Lomeshaye is positioned at junction 12 of the M65 motorway but within a 30 minute drive of Manchester and 20 minutes from Preston.

Pendle borders the Boroughs of Burnley, The Ribbles Valley, Craven and the counties of North & West Yorkshire having a population of approximately 92,000 residents.

The property is well positioned with other businesses on the estate including Protec, Wellocks, Barnfield Construction, Daisy Communication and Science in Sport.

Description

A self-contained ground floor office suite located on a popular business park at junction 12 of the M65 motorway.

The offices have been occupied by a financial services company for many years and comprise of an open plan sales office with a full glazed reception, large boardroom and six private offices around the perimeter of the office suite (please see attached floorplan).

The offices have been refurbished with LED lighting, gas fired central heating, air conditioning and have use of a private communal car park.

The property is fully self-contained with three sets of toilet facilities and the landlords having installed a new kitchen in 2020.

The building has good natural light with lots of surrounding windows and is available for occupation from early 2023

Accommodation

The offices have been measured on a gross internal basis excluding stairs & fire exits and extend to the following approximate area. Please the figures quoted below are a guideline only and must be checked and verified by the tenant prior to taking occupation.

DESCRIPTION	SQ FT	SQ M
Gross internal floor area	5,443.3	505.68

Terms

The ground floor office suite is available by way of a new lease for a term to be agreed at a rent of £45,000 per annum.

Vat

We have been verbally informed that the rent in relation to this property is not subject to VAT.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the ground floor office suite is £23,672 per annum with the current rates payable based on the multiplier of 0.499 being £ 11,812.33.

The prospective tenant is likely to benefit from 100% discount with the Governments Small Business Rates Relief initiative but must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for a contribution towards the buildings insurance, the service charge and a contribution towards all services connected to the property.

Services

We have been informed that all mains services are connected to the property.

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.

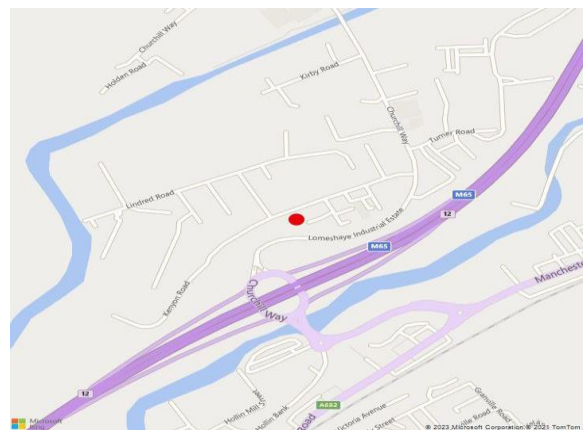
Viewings

Please contact the agents:

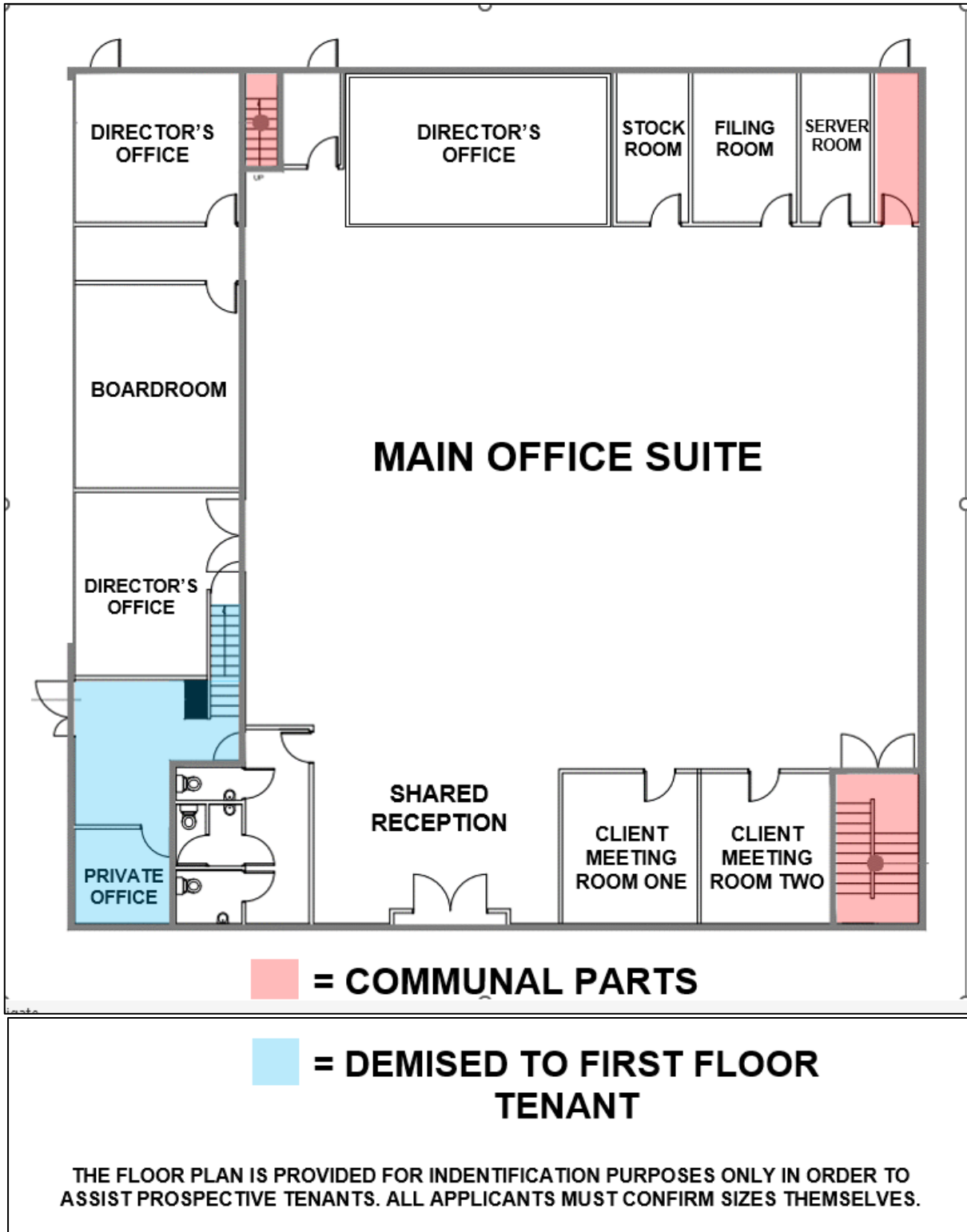
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FLOOR PLAN



EPC

Energy Performance Certificate

Non-Domestic Building



Fairstone Financial Management Ltd
17 Kenyon Road
Brierfield
NELSON
BB9 5SP

Certificate Reference Number:
0290-2908-0351-2210-8040

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 66 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Air Conditioning
Total useful floor area (m ²):	1081
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	39.16
Primary energy use (kWh/m ² per year):	229.72

Benchmarks

Buildings similar to this one could have ratings as follows:

29 If newly built

84 If typical of the existing stock