

TO LET



Superb ground floor fully self-contained office suite extending to 8,500 sq ft

Ground Floor Office Suite , 16 Lindred Road, Brierfield, Nelson, Lancashire, BB9 5SR

- ❁ Superb office suite on popular and established business park extending to 8,500 sq ft
- ❁ High spec site comprising of mainly open plan call centre with various meeting rooms, managers offices and fully equipped kitchen and gym
- ❁ Brand new fully resurfaced onsite car park providing 32 allocated spaces
- ❁ Available for occupation early 2024 being suitable for approximately 100 staff members
- ❁ Well positioned at junction 12 of the M65 motorway
- ❁ Comprehensive fit out including high spec kitchens and bathrooms, feature flooring, glazed partitions and good natural light
- ❁ Ideal for health care provider, call centre, school or training facility, education or tech company
- ❁ Office furniture available by separate negotiation

Location

The training centre/office building is located off Lindred Road on the popular Lomeshaye Industrial Estate at Junction 12 of the M65 Motorway.

Other businesses on Lomeshaye Industrial Estate include Protec, Daisy Communication, Refresco and Business Wise Solutions.

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 with excellent motorway connections.

Description

An extremely high spec office suite which has been occupied by Connect Childcare for a number of years.

The site was originally occupied by Daisy Communication and in recent years has undergone a significant refit.

The property offers open plan office accommodation on the ground floor with various meeting rooms, directors offices, staff canteen, kitchen, toilets and gymnasium (see at floorplan).

The site has been comprehensively equipped including various glazed partitions, modern floor coverings, air conditioning, fully fitted kitchen/canteen, gymnasium and high spec male and female toilet facilities.

The property has good natural light and is equipped for approximately 100 staff being available for occupation from the start of 2024.

The site has a refurbished car park which has just been re-laid, onsite landscaping, palisade fencing and provides 32 allocated parking spaces.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
GIA	8,552	794.48

Rent

£90,000 per annum plus VAT.

Vat

We understand the rent 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 £60,500 per annum. With the approximate rates payable being £30,976.

The prospective tenant must contact Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent and the business rates the tenants are to be responsible for all services connected to the property, a contribution towards the buildings insurance of approx £141.60pcm and a service charge of £150pcm for the maintenance and upkeep of any common parts.

A breakdown of all services connected to the property can be given on request.

Services

We understand the offices have the benefit of gas fired central heating, mains electricity and air conditioning. There is also a diesel powered backup generator located on the site (which has not been tested by the agents but is understood to be in working order).

Service Responsibility

It is the prospective tenant's responsibility to verify that all services and 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.

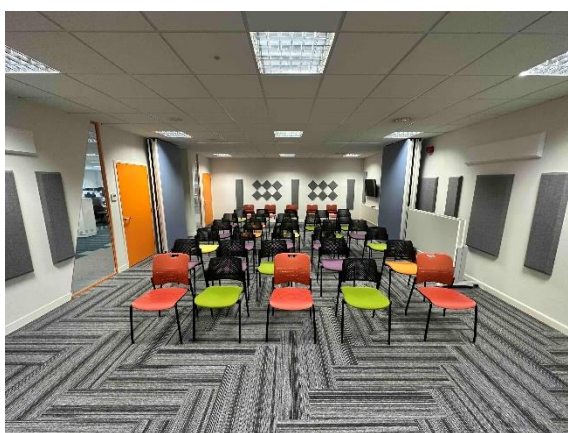
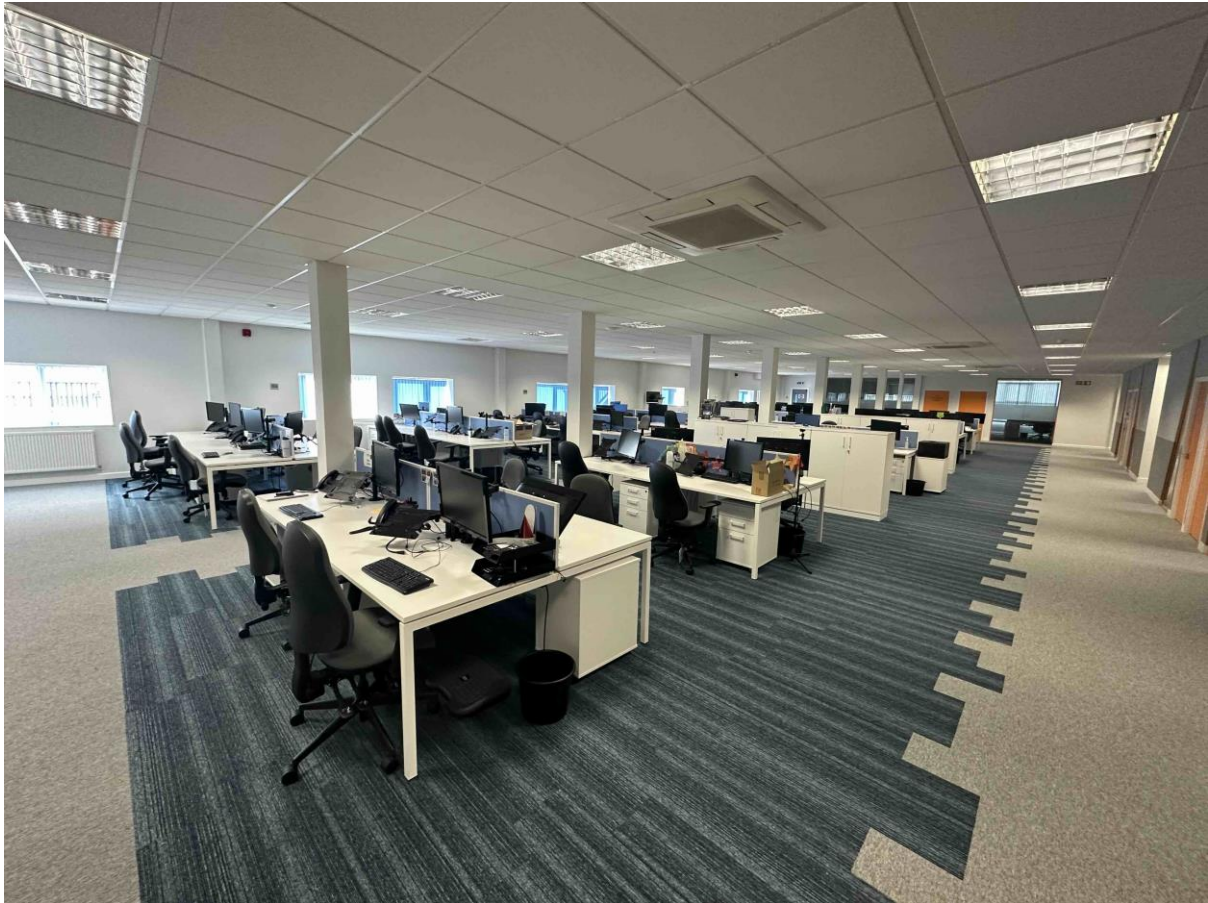
Viewings

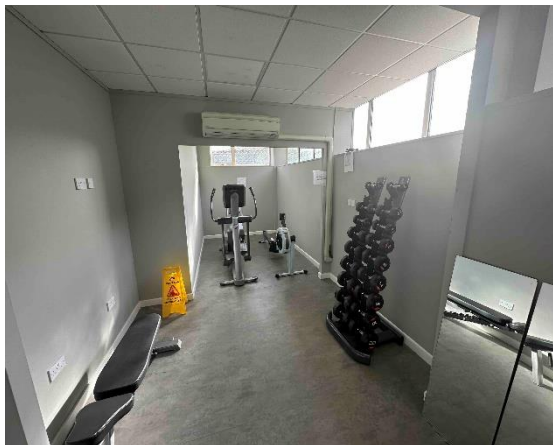
Please contact the agents:

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

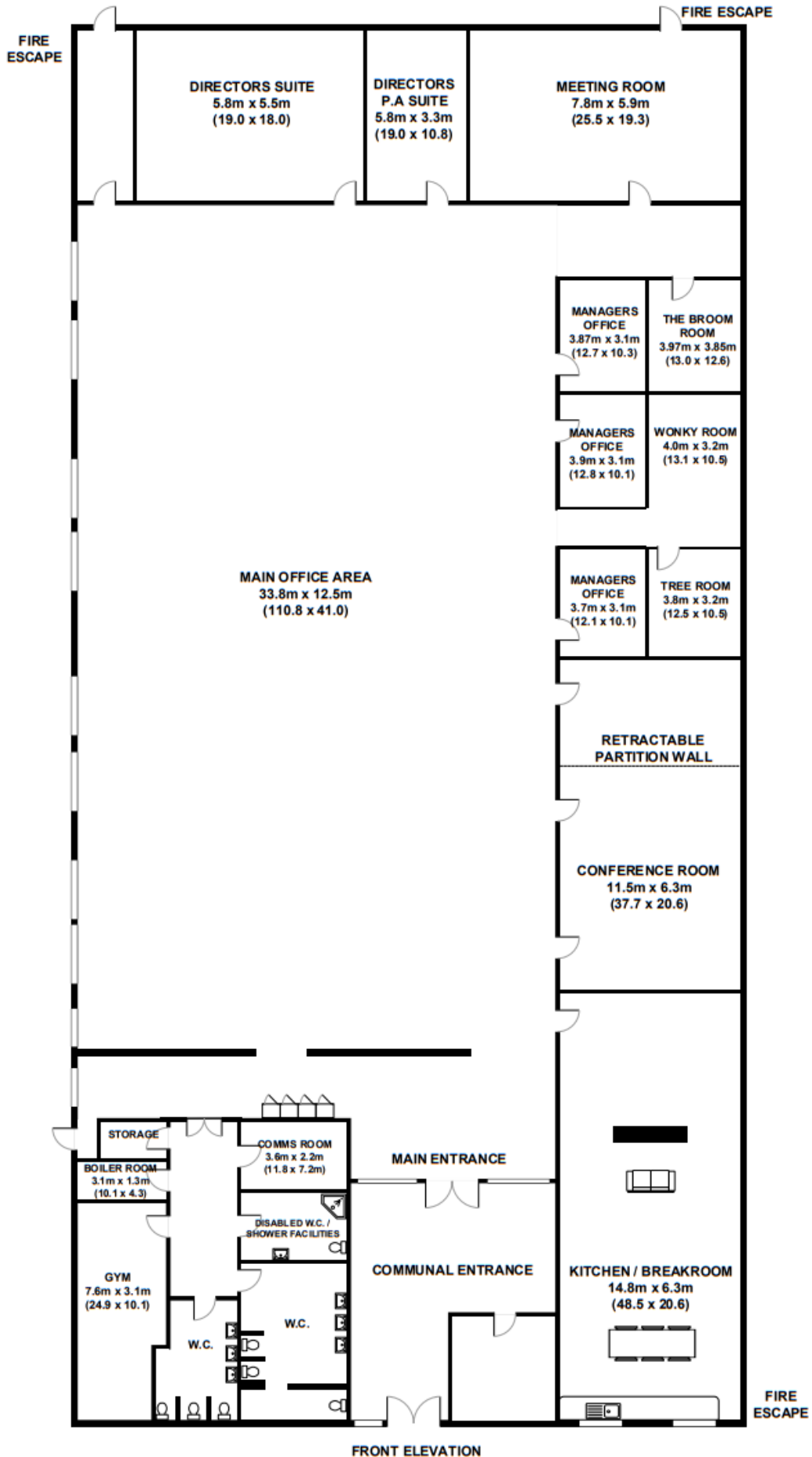
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Whiteacres Property
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Ground Floor Office Facility
Approx 794.5 sq. meters (8,552.4 sq. feet)



For illustration purposes only - not to scale