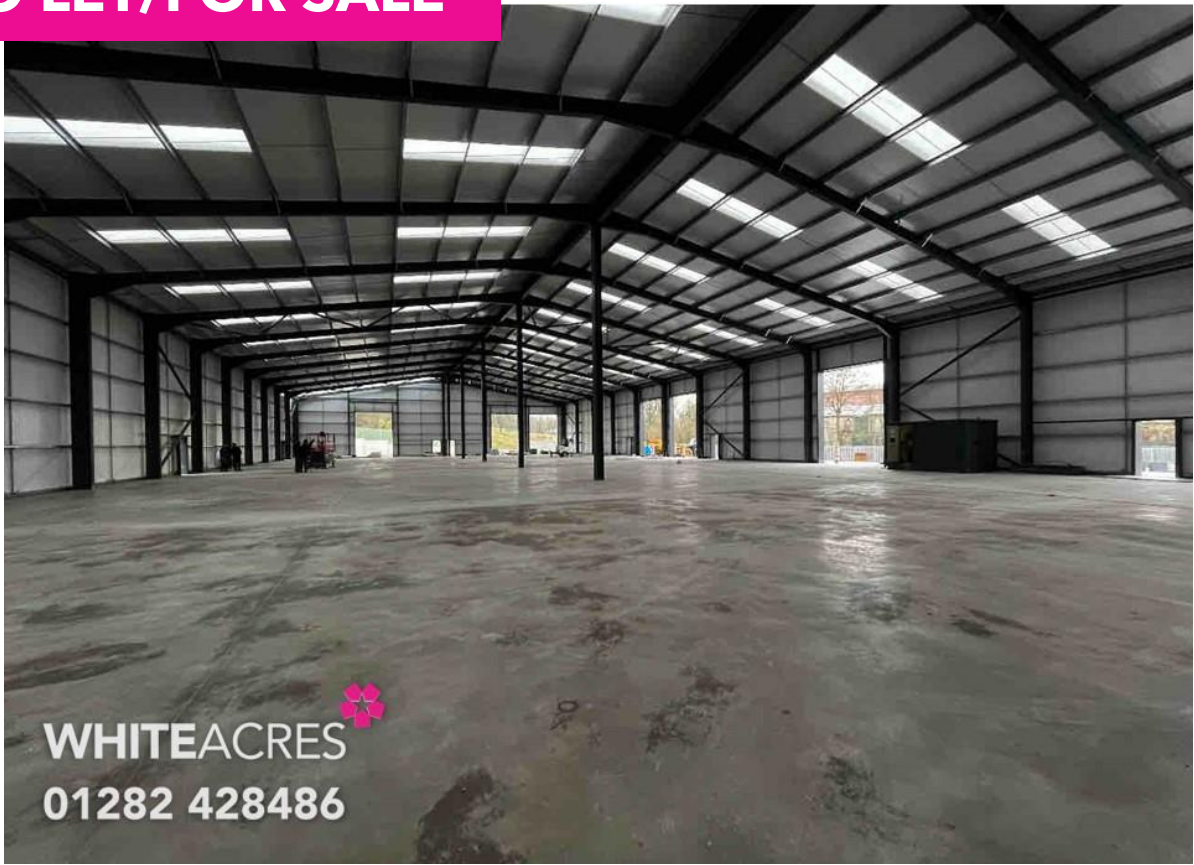


**TO LET/FOR SALE**



*Brand new warehouse with offices and large yard extending to almost 42,000 sq ft*

## **New Build Warehouse & Offices, Churchill Way, Lomeshaye Industrial Estate, Nelson,**

-  Brand new warehouse facility positioned at junction 12 of the M65 motorway
-  High spec construction with 8 metre eaves and 6 electric loading doors
-  Substantial gated plot including secure yard for HGV's
-  1,000kva power supply being ideal for manufacturing or production
-  Modern three storey office block with glazed frontage and lift to each level
-  Car park for 62 vehicles directly opposite the site
-  Excellent location with other businesses on the estate including Daisy Communication, Protec, Sun Magic and Farnell Land Rover
-  Construction due to be completed by Spring 2024

**CONFIDENTIALLY AVAILABLE**

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

The new build warehouse is 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, Farnell 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 brand new build warehouse/manufacturing facility due for completion in Spring 2024.

The property comprises of an open plan portal frame building with good natural light and 8 metre eaves. The property has six electrically operated loading doors with a large yard providing good access for HGV's.

To the front of the site is a three storey office block with glazed frontage and a lift to each level. The site is clad in modern grey insulated panels with windows within the office space.

The property has its own gas supply together with a 1,000kva sub-station.

The site has a staff car park for 62 vehicles positioned directly opposite the site.

## Accommodation

The owners of the site have supplied the following measurements, which need to be checked and verified by a purchaser prior to any legal commitment:

| DESCRIPTION   | SQ FT         | SQ M           |
|---|---------------|----------------|
| Ground Floor Main Workshop                              | 29,729        | 2761.9         |
| Building Extension                                      | 6,523         | 606            |
| Ground Floor Reception, Canteen, Stores & Changing Room | 2,195         | 203.9          |
| First Floor Offices                                     | 1,657         | 153.9          |
| Second Floor Offices/Office Stores                      | 1,856         | 172.4          |
| <b>GIA</b>  | <b>41,960</b> | <b>3,898.1</b> |

## Tenure

Whiteacres have been advised that the site is leasehold for the term of 999 years at a peppercorn ground rent.

## Purchase Price

Offers in the region of £5.25 million plus VAT.

## Rental Terms

The whole property is available by way of a new lease for a minimum term of 15 years at an exclusive rent of £340,000 per annum plus VAT.

## Vat

Whiteacres have been informed that both the purchase price and rent will be subject to VAT at the prevailing rate.

## Planning

The property has planning consent for B2 and B8 of the use classes order, further details and copies of the documentation are available on request.

Prospective purchasers and tenants much check and verify this information prior to making a legal commitment.

## Business Rates

The business rates are to be assessed however an indication of the likely payable amount can be supplied on request.

Prospective buyers/tenants should contact Pendle Borough Council on 01282 661661 to confirm further details.

## Outgoings

In relation to a lease the tenants will be responsible for the rent, business rates, buildings insurance, estate service charge and all services connected to the property.

## Services

Whiteacres have been informed that the property has a substantial gas supply together with a 1,000kva (three phase electricity supply). The site will be connected to mains water/foul drainage.

## Service Responsibility

It is the prospective purchaser's/tenant'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.

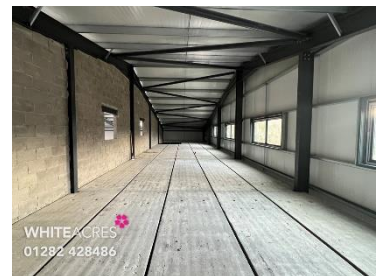
## Viewings

Please contact the agents:

Jonathan Wolstencroft  
01282 428486  
[jonathan@whiteacres-property.co.uk](mailto:jonathan@whiteacres-property.co.uk)

Kelly McDermott  
01282 428486  
[kelly@whiteacres-property.co.uk](mailto:kelly@whiteacres-property.co.uk)

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



# Energy Performance Certificate

## Non-Domestic Building



Warehouse with Offices  
Land off Churchill Way  
Lomeshaye  
Nelson  
BB9 6RT

**Certificate Reference Number:**  
8499-8180-2225-2213-0889

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](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

**A+**

**-7**

This is how energy efficient the building is.

Net zero CO<sub>2</sub> emissions



Less energy efficient

### Technical information

|  |                                 |
|--|---------------------------------|
| Main heating fuel:   | Natural Gas                     |
| Building environment:  | Heating and Natural Ventilation |
| Total useful floor area (m <sup>2</sup> ):                           | 3198.369                        |
| Building complexity:   | Level 5                         |
| Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): | -5.44                           |
| Primary energy use (kWh/m <sup>2</sup> per year):                    | 132.89                          |

### Benchmarks

Buildings similar to this one could have ratings as follows:

**24** If newly built

**64** If typical of the existing stock