

FOR SALE



High-spec two storey office building with onsite car park

Finance House , 17 Kenyon Road, Brierfield, Nelson, BB9 5SP

- ❁ High-spec two storey office suite extending to approximately 12,300 sq ft
- ❁ Ground floor office suite extending to 6145 sq ft offered with vacant possession
- ❁ Ground floor ideal for call centre, accountants or financial advisors
- ❁ Part let/part vacant site ideal for owner occupier
- ❁ Modern portal frame building with good natural light and impressive open plan reception
- ❁ First floor fully let to Farnworth Rose Solicitors at an annual rent of £18,000
- ❁ Popular and established business park located at junction 12 of the M65 motorway
- ❁ Shared onsite car park being close to Protec, Barnfield Construction and Daisy Communication

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 Ribble 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 and Daisy Communication.

Description

A detached two storey office building in a prominent location at junction 12 of the M65 motorway.

The property was converted from a warehouse into a two storey office building together with a self-contained car park.

The whole of the first floor is let to Farnworth Rose Solicitors at a rent of £18,000 per annum with the current lease expiring on the 30th November 2026.

The ground floor offers a mix of open plan and cellular office space and is offered with vacant possession.

The offices have LED lighting, gas fired central heating, air conditioning and a private car park.

Accommodation

The offices have been measured on a gross internal basis and extend to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Ground Floor	6,145	570.8
First Floor	6,145	570.8
GIA	12,290	1,141.6

Purchase

£800,000

Vat

Whiteacres have been verbally informed that the purchase price is not subject to VAT.

Tenancy

The whole of the first floor is let to Farnworth Rose Solicitors at a rent of £18,000 per annum with the lease expiring on the 30th November 2026. In addition to the rent the tenants pay a service charge further details of which are available on request.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £37,250 per annum.

The prospective purchaser must contact Burnley Borough Council on 01282 425011 to confirm further details.

Outgoings

The property has the benefit of mains electricity, gas and water and the cost of the services is recharged by way of a service charge administered by the landlords.

Services

Whiteacres understand the property has the benefit of all mains services.

Service Responsibility

It is the prospective purchaser'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.

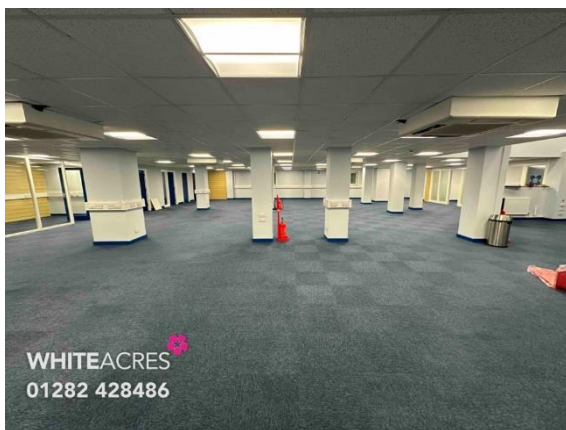
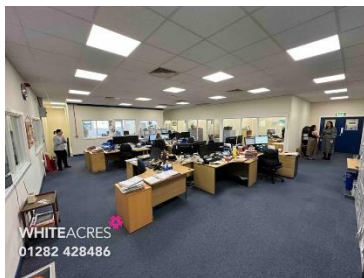
Viewings

Please contact the agents:

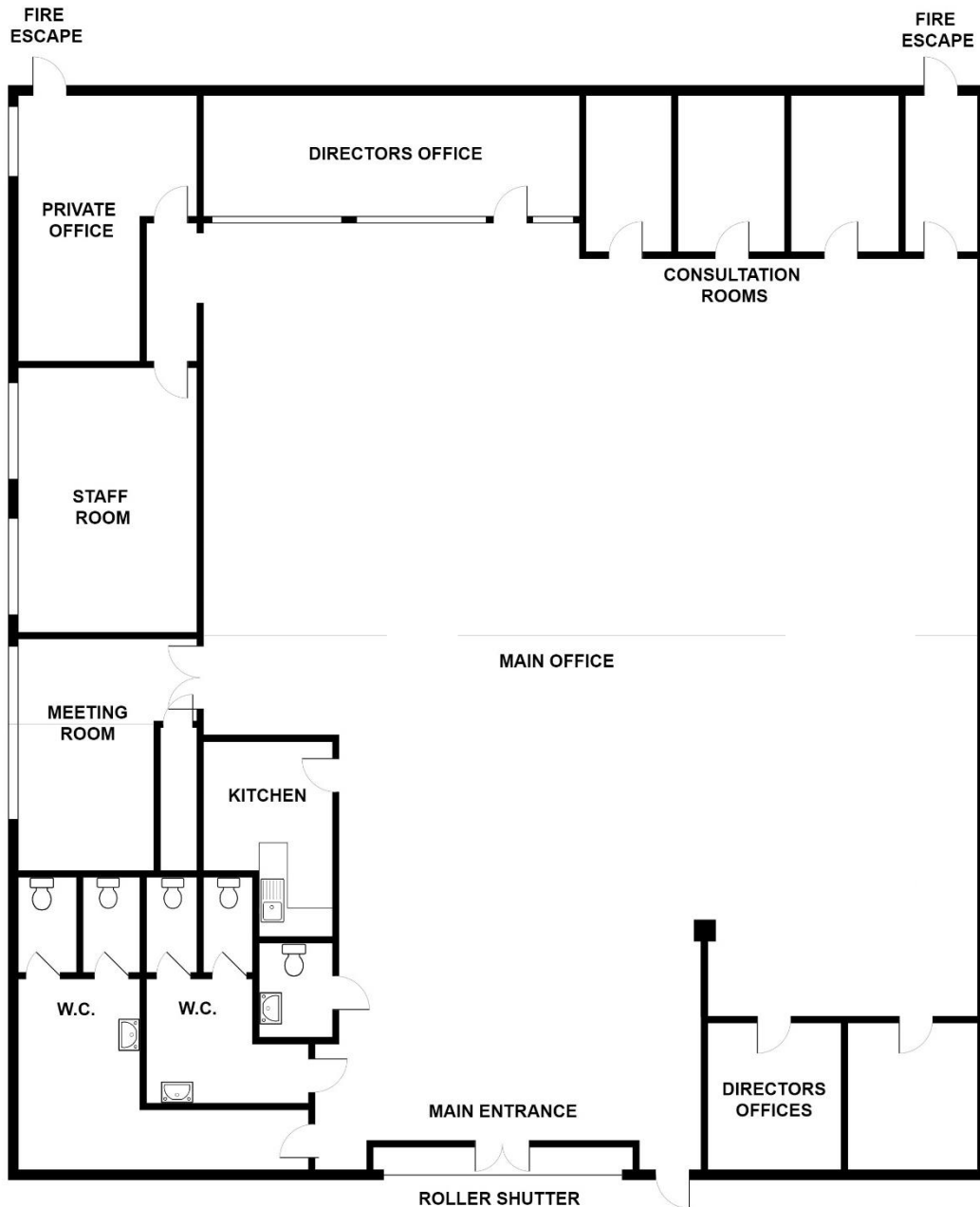
Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

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

Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG

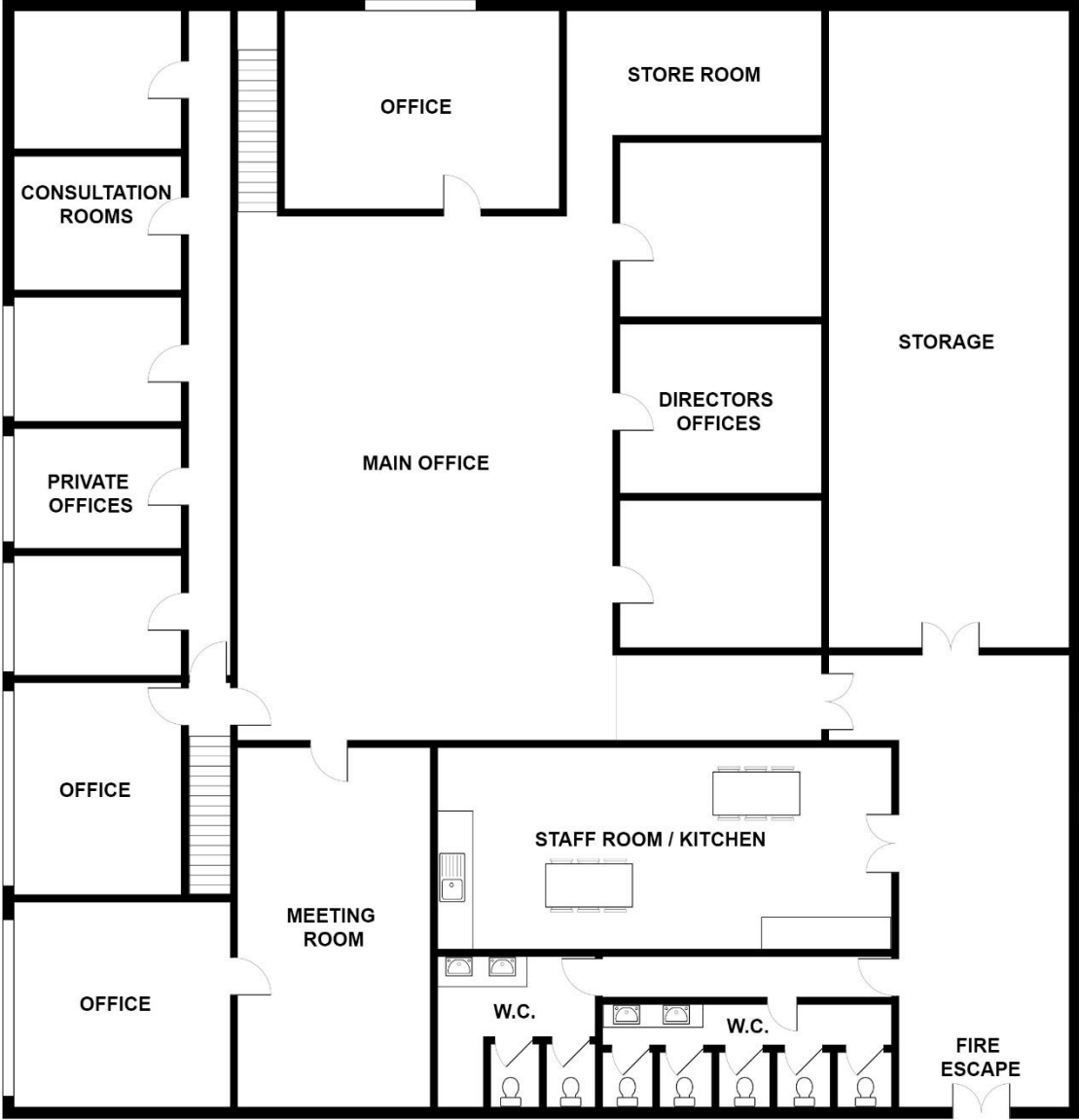


SUBSTANTIAL GROUND FLOOR OFFICE FACILITY.
(Approx 572.0 sq meters 6,145.4 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE

SUBSTANTIAL FIRST FLOOR OFFICE FACILITY.
(Approx 572.0 sq meters 6,145.4 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE