

FOR SALE



Superb headquarter building extending to approximately 29,200 sq ft

Mackintosh House, Waterford Street, Nelson, BB9 8AQ

- ❁ Company headquarters for international fashion brand extending to 29,200 sq ft
- ❁ Gated site with substantial car park including EV charging bays
- ❁ Extended site with glazed showroom and dedicated loading bay
- ❁ Modern building with glazed frontage positioned close to Buoyant and REM Hairdressing Supplies
- ❁ Double bay warehouse with showroom and first floor office suite
- ❁ Solar panels, gas heating, sprinkler system and lift
- ❁ Fully equipped staff canteen and modern bathroom facilities
- ❁ Positioned close to junction 13 the M65 motorway

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

Location

The property is positioned on Waterford Street in a mixed residential and commercial location in the borough of Pendle.

The premises is approximately half a mile from junction 13 of the M65 motorway.

Companies in the vicinity include Buoyant Upholstery, REM UK Ltd and Howorths Textiles.

Description

A substantial headquarter building occupied until recently by an international fashion brand.

The site comprises of a double bay portal frame building with high spec offices, dedicated loading bay and a glazed showroom.

The site has gas space heating, solar panels, electric car charging points, a substantial staff canteen and a sprinkler system.

Externally there is a substantial car park together with a dedicated loading bay to the side of the premises.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
GROUND FLOOR		
Manufacturing Warehouse	11,094.4	1,030.7
Showroom	1,266.9	117.7
Rear Stores	2,139.9	198.8
Loading Bay	2,406.5	223.6
Under Mezzanine	3,780.8	351.2
Staff Canteen	1,233.9	114.6
Reception (including lift)	334.2	31
Works Entrance, Female & Male W/C's	1,049.5	97.5
FIRST FLOOR		
Office Suites, including Boardroom, Directors Offices, Kitchen, W/C's & Plant Room	5,943.8	552.9
GIA	29,250.5	2,718

Price

OIRO £3 Million

Vat

The price quoted is exclusive of VAT which may be payable at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £74,000 per annum with rates payable being £38,776.

The prospective purchasers must check and verify this information by calling Pendle Borough Council on 01282 661661 to confirm further details.

Services

The site has the benefit of mains water, electricity and gas, further details of which are available on request.

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:

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