

**TO LET**



*Quality first floor office suite extending to over 2,000 sq ft*

## **Suite 201 Pendle Business Centre, Commercial Road, Nelson, Lancashire, BB9 9BT**

- ✿ Self-contained office within modern two storey business centre
- ✿ Open plan office suite with two private offices and self-contained kitchen
- ✿ Large onsite car park with 9 allocated spaces
- ✿ Ingoing incentives available for prospective tenants
- ✿ Well positioned within walking distance of Nelson town centre and within a short drive of junction 13 of the M65 motorway
- ✿ Modern reception with a passenger lift, male and female toilets and a kitchen on each floor
- ✿ Office suite available immediately at a competitive rent

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

## Location

The property is located off Commercial Road which connects with Brunswick Street on the edge of Nelson Town Centre.

Other businesses in the immediate vicinity include Farmhouse Biscuits, Travis Perkins and North Valley Metals.

Nelson Train Station is within walking distance of the property and Junction 13 of the M65 is within a two minute drive.

## Description

A modern first floor office suite positioned in the borough of Pendle close to junction 13 of the M6 motorway.

The office suite is located on the first floor and offers mainly open plan accommodation which would suit a call centre or similar business.

The office suite has good natural light, modern carpets, skirting board trunking, electric heating, two private offices, a stock room and its own modern self-contained kitchen.

The business centre is positioned on the edge of Nelson town centre with 9 allocated car parking spaces being within walking distance of Nelson town centre.

## Accommodation

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

DESCRIPTION	SQ FT	SQ M
GIA	2,182	202.71

## Terms

The office suite is available for immediate occupation by way of an internal repairing and insuring lease for a term to be agreed at an annual rent of £19,638 plus VAT.

## Vat

We have been informed that the rent will be subject to VAT at the prevailing rate.

## Service Charge

There is a service charge for maintenance of the common parts including the lift which is a variable amount currently charged at £7,546 per annum plus VAT.

## Business Rates

We have been informed by the valuation office website that the rateable value for the office suite is £18,250 per annum the annual payable amount is therefore approximately £8,728.

This information must be checked and verified by making contact with Pendle Borough Council on 01282 661661.

## Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for the buildings insurance, all services and other normal operational costs.

## Services

We understand the property has the benefit of mains electricity and water with night storage heating.

## 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:

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

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

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

