



**Large single storey warehouse / storage units available from various sizes.**

## **TO LET**

**SCHOLEFIELD MILL (AREA B )  
BRUNSWICK STREET  
NELSON  
LANCASHIRE  
BB9 0HU**

**4,380 - 39,420 Sq Ft (406.9 -  
3,662.12 Sq M)**

- Well maintained open plan warehouse space starting from 8,760 sq.ft.
- Competitive and flexible lease terms with rents starting from £2.75 per sq.ft.
- Good quality accommodation, ideal for storage and distribution use.
- Benefiting from excellent natural light, new LED lighting and CCTV covering the site.
- Secure yard with modern covered canopy and multiple loading doors to the main warehouse.

### Location

The property is located just off Southfield Street in a mixed use industrial and residential area within approximately 1 mile from Nelson town centre.

The property is located within close proximity to a number of established business including Farmhouse Biscuits, Pendle Engineering and Hills premier polymers. Conveniently located within a short distance from Nelson town centre, Junction 13 of the M65 motorway is within two miles distance.

### Description

The property comprises a traditional cotton weaving mill of stone construction beneath a traditional Northlight roof.

The accommodation comprises a substantial open plan warehouse extending to approximately 71,601 sq.ft in total with the option to split into various sized units starting from 4,380 sq.ft up to 39,420 sq.ft.

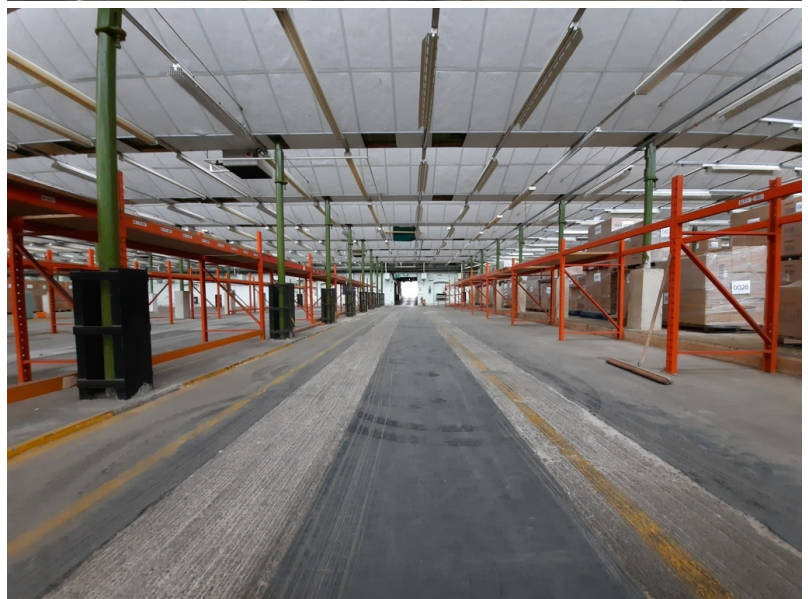
The property has the benefit of three phase electricity, new LED lighting, CCTV covering the full site and excellent natural light. Benefiting from a large covered canopy and communal loading area, the accommodation also benefits from ample loading facilities via a secure gated access with 24 hour access. There is also a rear staff / customer car park.

### Accommodation

#### GROUND FLOOR

Rents inclusive of Service Charge and Buildings Insurance:

- B1 - 4,380 sq.ft - £1,825 pcm - £21,900 Rent (pa)
- B2 - 8,760 sq.ft - £3,650 pcm - £43,800 Rent (pa)
- B3 - 13,140 sq.ft - £4,927.50 pcm - £59,130 Rent (pa)
- B4 - 17,520 sq.ft - £5,840 pcm - £70,080 Rent (pa)
- B5 - 21,900 sq.ft - £6,935 pcm - £83,220 Rent (pa)
- B6 - 26,280 sq.ft - £7,884 pcm - £94,608 Rent (pa)
- B7 - 30,660 sq.ft - £8,687 pcm - £104,244 Rent (pa)
- B8 - 35,040 sq.ft - £9,344 pcm - £112,128 Rent (pa)
- B9 - 39,420 sq.ft - £9,855 pcm - £118,260 Rent (pa)



### Planning

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

Rent  
From £1825.00

### Business Rates

To be assessed. It is anticipated that unit sizes 4,380 - 8,760 sq.ft will qualify for small business rates relief, however, interested parties should clarify with Pendle Borough Council's rates department on 01282 661661.

### Services

We are informed that the property has the benefit of mains water and electricity with shared toilet and kitchenette facilities.

### Services Responsibility

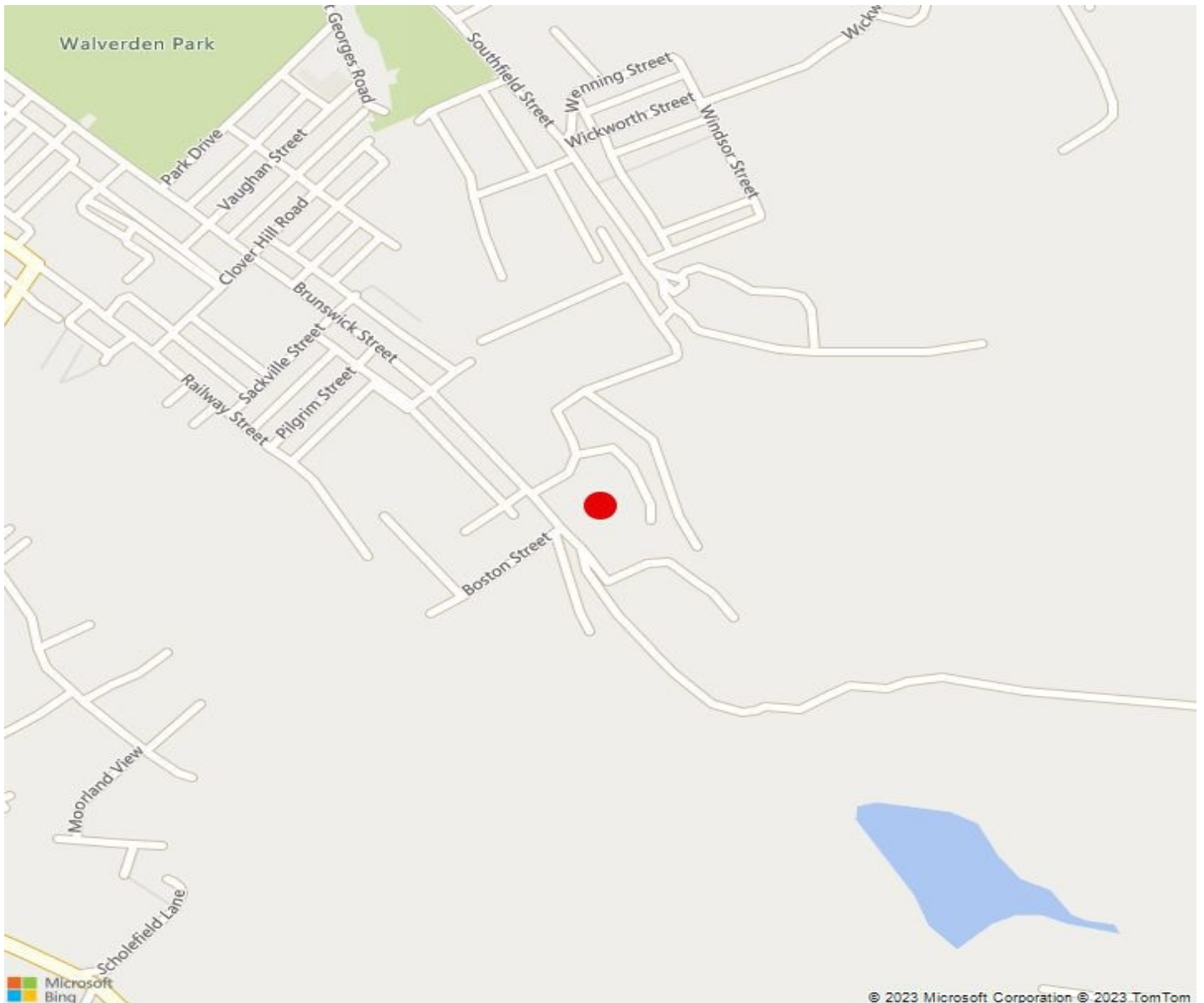
It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

The accommodation is available by way of a minimum 1 year Internal Repairing Lease. In addition to the rent a service charge is applicable which includes Buildings Insurance, maintenance of the communal areas and shared facilities, building maintenance costs, water bills and water rates, fire alarm system maintenance and monitoring, staff / customer parking and landscaping.

The service charge is currently £0.75 per sq.ft





## Additional Information

### Viewings

Petty Chartered Surveyors  
The Old Red Lion,  
Manchester Road,  
Burnley,  
BB11 1HH

### Legal Costs

Each party is responsible for  
their own legal costs.

### VAT

All Prices quoted are exclusive  
of, but may be subject to VAT  
at the prevailing rate.

### EPC

An Energy Performance  
Certificate is available upon  
request.

## DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

