



## Highly Prominent Roadside Warehouse

### TO LET

**UNIT 2 HOLLINS BANK  
MANCHESTER ROAD  
NELSON  
LANCASHIRE  
BB9 7SJ**

**3,904 Sq Ft (362.68 Sq M)**

- Prominent main road position adjacent to junction 12 of the M65.
- Fully open plan warehouse accommodation ideal for storage and distribution with 5m eaves height and 8.4 m apex height.
- Good loading facilities and allocated car parking.
- Available as individual unit or can be combined with adjoining unit totalling 7,767 sq.ft
- Available from April 2024.

### Location

Occupying a highly visible roadside location on Manchester Road (A682) on the outskirts of Nelson town centre, the property is directly adjacent to Junction 12 of the M65. The property is located within a short drive from Lomeshaye Industrial Estate and is close to a number of established businesses including, B & Q, Pendle Village Mill and Northlight Parade Business Centre.

### Description

A mid parade warehouse of steel portal frame construction located just off Manchester Road, Nelson close to junction 12 of the M65 motorway.

Internally, the property currently comprises an open plan warehouse with a full width mezzanine store which is to be removed, to create a full height open plan warehouse with an eaves height of 5m and a maximum height to the apex of 8.4m.

The property property benefits from electric roller shutter doors, good natural light, WC facilities and a communal yard providing good loading facilities.

Unit 2 is currently interconnected with the adjoining Unit 1 however can be fully separated and is available from April 2024.

### Accommodation

Gross Internal Area - 3,904 sq.ft



### Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority. (Pendle Borough Council).

### Rent

£25,500 per annum

### Business Rates

To be assessed.

### Services

The property has the benefit of all mains water, and electricity.

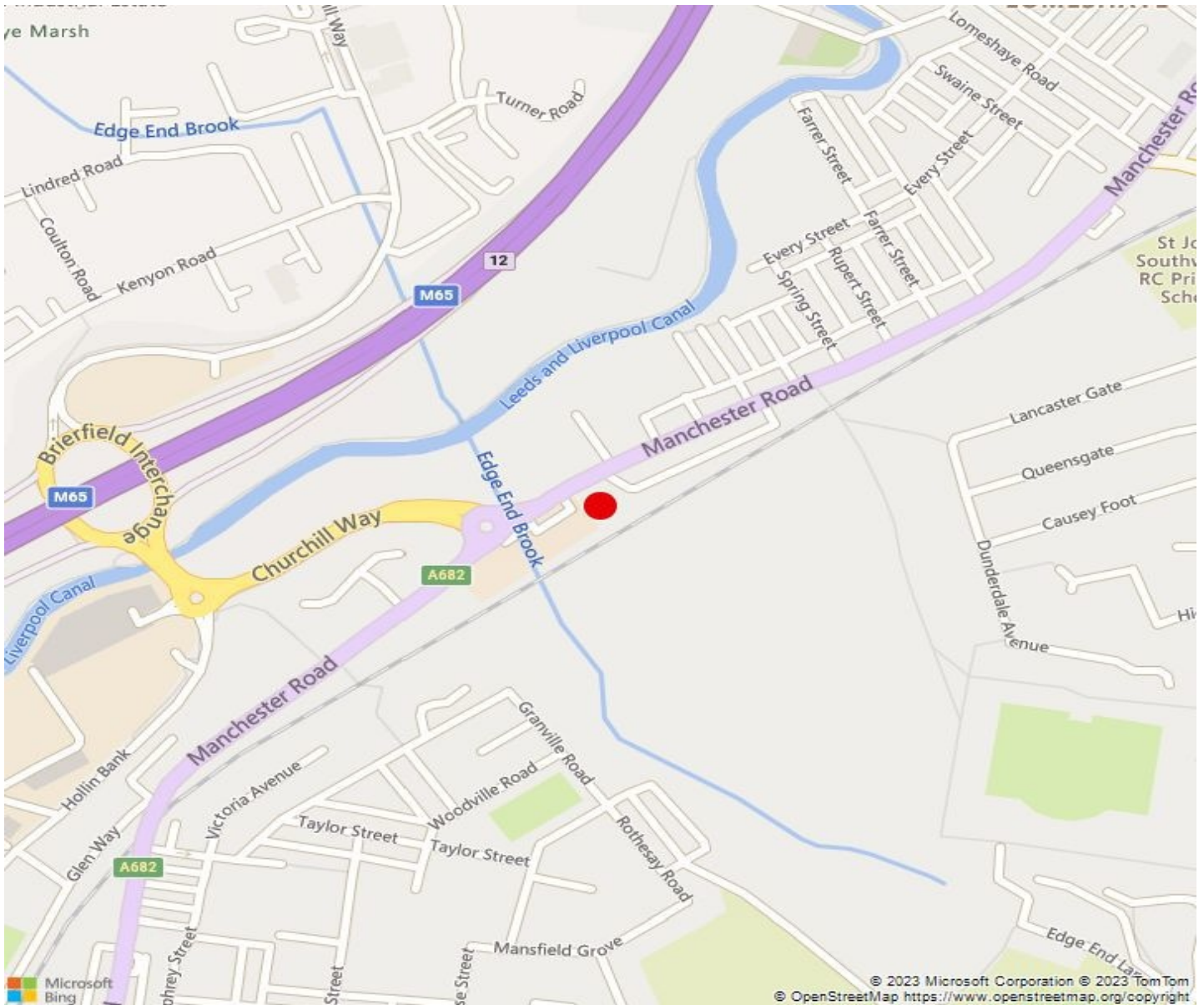
### Services Responsibility

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 property is available by way of a new full repairing and insuring lease for a term to be agreed.





## 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.

