



Quality office / studio space in attractive Canal side location

TO LET

**2ND FLOOR
LOMESHAYE BRIDGE MILL
BRIDGE MILL ROAD
NELSON
LANCASHIRE
BB9 7BD**

2,117.06 Sq Ft (196.67 Sq M)

- Extremely well presented, self contained offices with on site parking.
- Refurbished accommodation with gas central heating, good quality carpeting throughout, a fitted kitchen and shower facilities.
- Excellent natural light.
- Suitable for various uses including traditional office use, showroom, or art / photography studio use.
- 100% Small Business Rate Relief available to eligible Tenants.

Location

Lomeshaye Bridge Mill is located on Bridge Mill Road, just off Lomeshaye Road, which connects to Manchester Road (A682), Nelson. Conveniently located close to Nelson Town Centre, junction 12 and 13 of the M65 motorway are also within approximately 5 minutes drive.

Description

The property is situated on the second floor of Lomeshaye Bridge Mill, an extensively refurbished stone built property in a pleasant setting next to the Leeds and Liverpool Canal.

Internally, the accommodation comprises a reception area, showroom, a series of good sized offices, and store rooms, together with a fitted kitchen, male / female WC's and a shower room. The accommodation is self contained and benefits from gas central heating, suspended ceilings, good quality carpeting throughout, a goods lift and UPVC windows, providing good natural light.

Most recently occupied for an ecommerce business, the property would suit various uses including, showroom, art or photography studios, or traditional office use.

Lomeshaye Bridge Mill has free on site parking immediately to the front of the building.

Accommodation

Second Floor

Reception 4.81 sq.m 51.77 sq.ft

Sales / Showroom 47.89 sq.m 515.48 sq.ft

Office 1 24.13 sq.m 259.73 sq.ft

Office 2 23.8 sq.m 256.18 sq.ft

Office 3 8.42 sq.m 90.63 sq.ft

Main Store room 58.93 sq.m 634.32 sq.ft

Kitchen 7.83 sq.m 84.28 sq.ft

Breakout area 9.77 sq.m 105.16 sq.ft

Male WC 2.84 sq.m 30.56 sq.ft

Female WC 2.83 sq.m 30.46 sq.ft

Shower room 5.43 sq.m 58.44 sq.ft

GIA: 196.68 sq.m 2,117.06 sq.ft



Planning

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

Rent

£1,150 pcm plus VAT.

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £7,700 per annum (2024/25). The ingoing Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Pendle Borough Council to confirm on 01282 661661.

Services

The property has the benefit of all mains services including gas fired central heating.

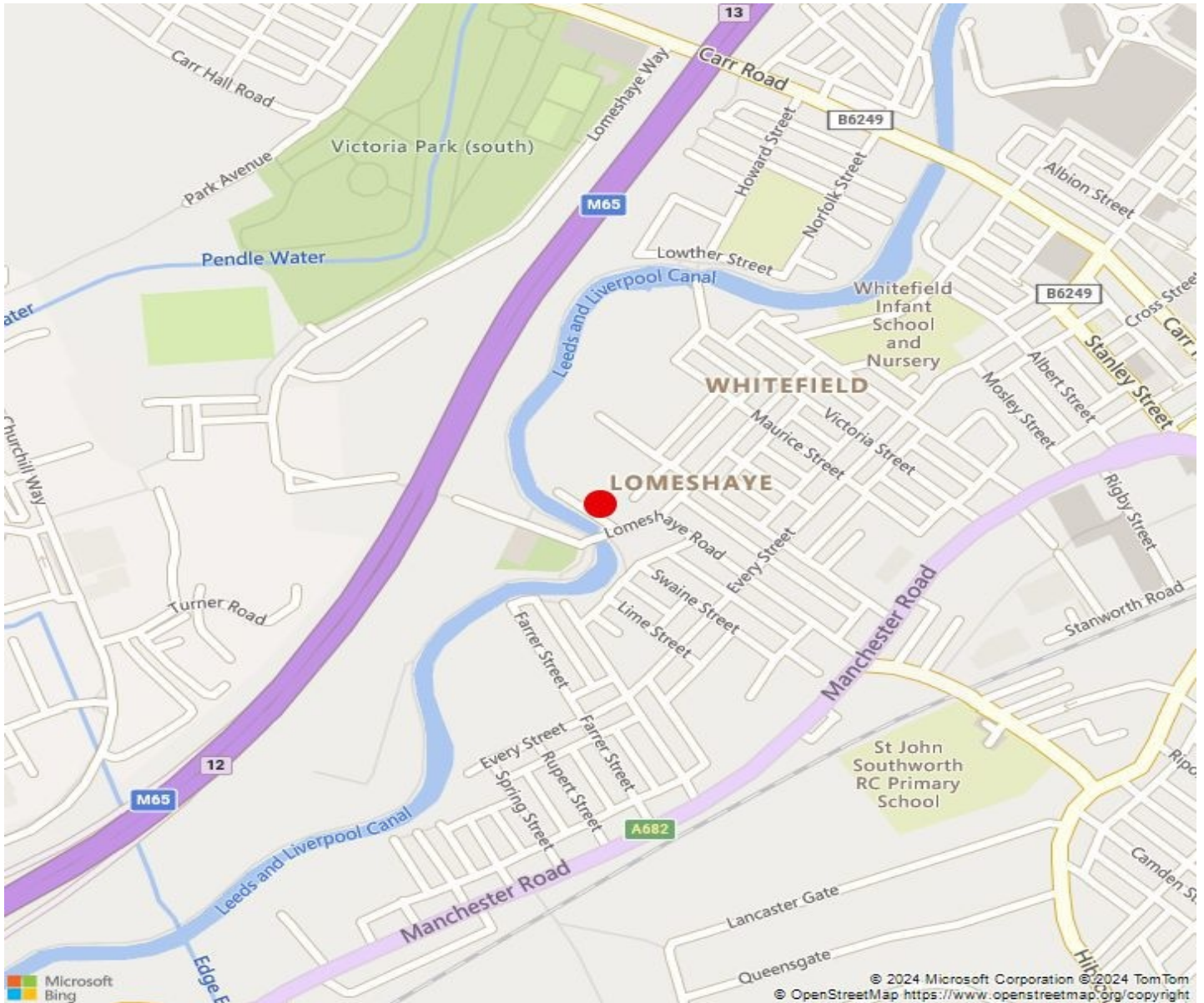
Services Responsibility

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 internal 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 to be 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.

