



## Light Industrial Unit with Office

### TO LET

**UNIT 14 LOMESHAYE BRIDGE  
MILL  
BRIDGE MILL ROAD  
NELSON  
LANCASHIRE  
BB9 7BD**

**1,916 Sq Ft (178 Sq M)**

- Well appointed, open plan industrial unit with private office, electric roller shutter door, newly painted flooring, LED lighting and good natural light.
- Ideal for storage or workshop use.
- 100% Small Business Rates Relief for eligible Tenants.
- Available for immediate occupation.
- No car or vehicle related uses considered.

### 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

A refurbished light industrial unit forming part of the Lomeshaye Bridge Mill complex, which is located in a pleasant canalside location on the edge of Nelson Town Centre. The unit is accessed via a communal loading corridor and comprises an open plan workshop and office with shared WC facilities.

The unit is open plan in layout with newly painted flooring, an electric roller shutter door, LED lighting and a well appointed office.

Externally there is a gated, shared yard and car park. Ideally suited for storage use, the property is available for immediate occupation.

### Accommodation

Warehouse and Office  
18.56m x 9.59 m 178 sq.m 1,916 sq.ft



### Planning

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

### Rent

£880 pcm plus VAT.

### Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £6,300 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 mains electricity and communal WC facilities.

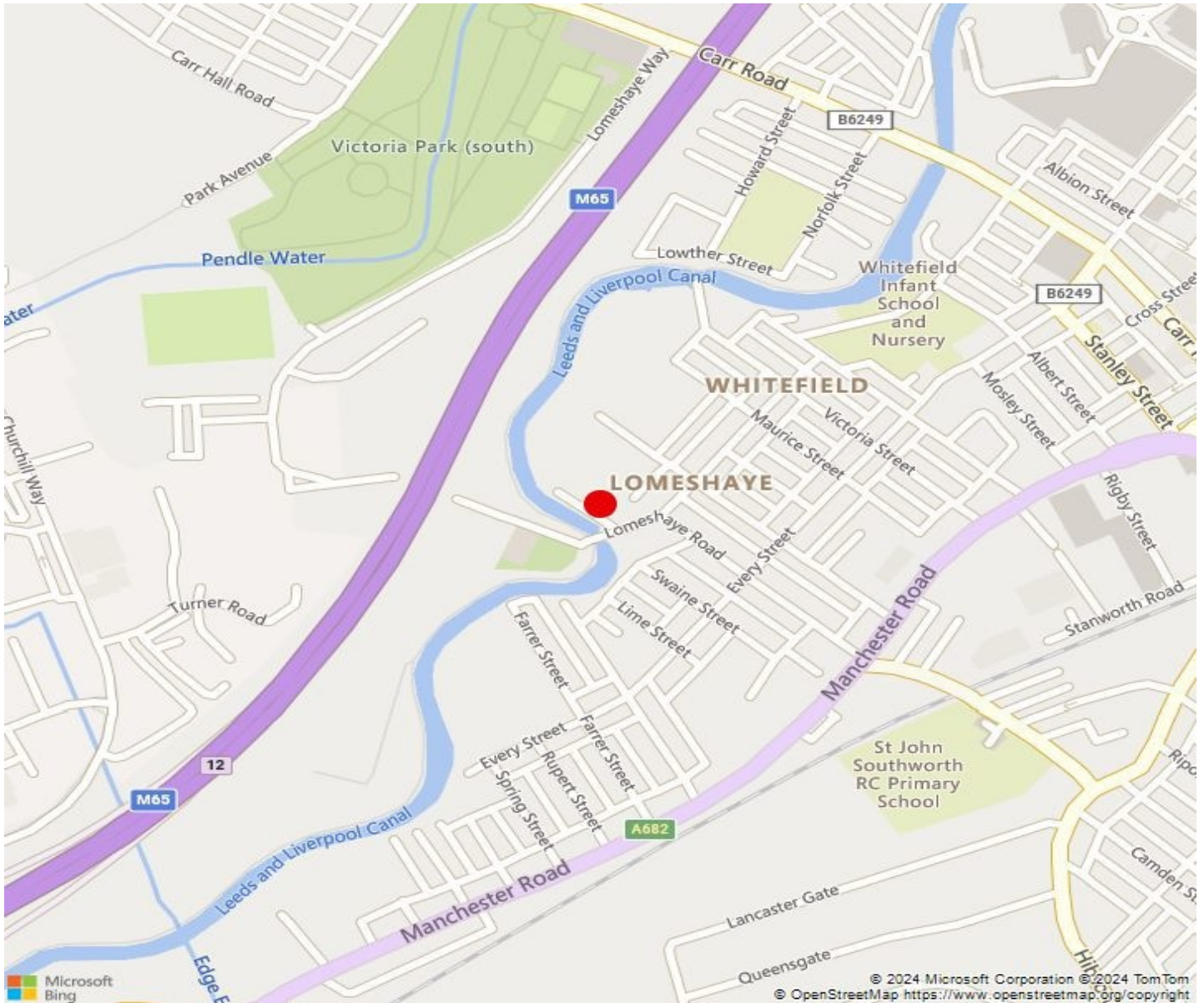
### Services Responsibility

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 property is available by way of a new 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.

