



Secure Storage / Workshop Units To Let

TO LET

**STORAGE UNITS
LOMESHAYE BRIDGE MILL
BRIDGE MILL ROAD
NELSON
LANCASHIRE
BB9 7BD**

132 - 199 Sq Ft (12.26 - 18.49 Sq M)

- Competitive rents and flexible lease terms available.
- Electric Roller Shutter Loading.
- Convenient location within 5 minutes drive from junctions 12 and 13 of the M65.
- Solid concrete painted flooring and good natural light.
- 100% business rates relief for 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

Lomeshaye Bridge Mill is situated in a pleasant canalside location within a short drive from junctions 12 and 13 of the M65, on the outskirts of Nelson Town Centre.

The accommodation comprises a series of storage units, with electric roller shutter doors, painted concrete flooring and each benefitting from good natural light. Ideally suited for storage purposes, the units are also suitable for workshop and are available at competitive rents on flexible lease terms.

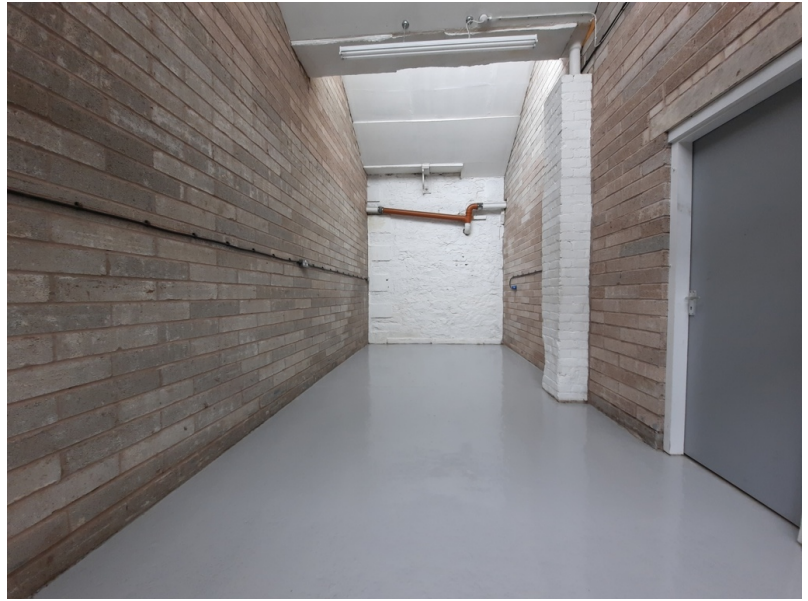
Accessed via a communal loading area with shared WC facilities, the site is gated with car parking.

Accommodation

Unit 6 (199 sq.ft)

Unit 11 (199 sq.ft)

Unit 19 (132 sq.ft)



Rent

Unit 6 £190 pcm + VAT
Unit 11 £190 pcm + VAT
Unit 19 £160 pcm + VAT

Business Rates

We are informed by the Valuation Office Agency Website that the Rateable Values are as follows (2023-24):

Unit 11: £960
Unit 19: £680

The ingoing Tenant is likely to benefit from 100% small business rates relief and should contact Pendle Borough Council on 01282 661661 to confirm.

Services

The property has the benefit of mains electricity and communal WC facilities.

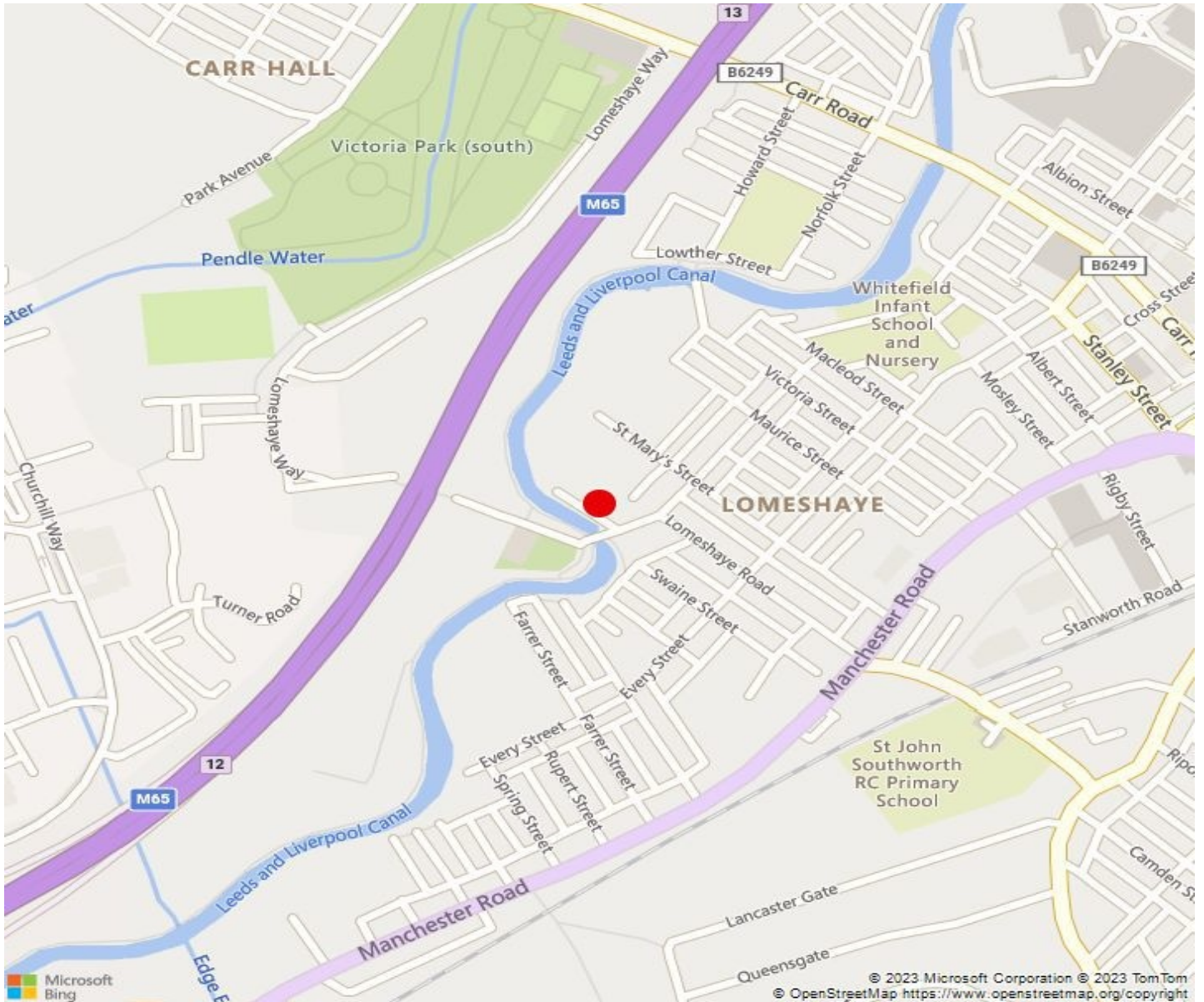
Services Responsibility

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 to let by way of a new lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

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.

