

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## UNIT 1 PENDLE INDUSTRIAL ESTATE SOUTHFIELD STREET NELSON BB9 0LD

- 1,396 sq. m. (15,025 sq. ft.)
- Manufacturing/warehouse unit in a popular commercial area.
- Excellent parking.
- Quality offices.

## LOCATION

Situated on Southfield Street in a popular industrial area within Nelson. Nelson town centre is approximately one mile distant.

Junction 13 of the M65 is approximately two miles from the property which provides access to the M6 and M61 Motorways to the South of Preston.

## DESCRIPTION

Single storey industrial property of traditional construction beneath a northlight roof.

Internal eaves height of approximately 3.5 metres. Solid concrete floor. Access to the property is from the front elevation via a large roller shutter door.

Internally the property provides mainly workshop/storage accommodation with integral offices along the front elevation.

## ACCOMMODATION

Description	Sq. M.	Sq. Ft.
Manufacturing/storage	1,116	12,010
Offices/Ancillary	280	3015
<b>Total</b>		
<b>Gross Internal Floor Area</b>	<b>1,396</b>	<b>15,025</b>

## EXTERNALLY

To the front of the property is a large yard and loading area providing parking for up to 20 vehicles.

## SERVICES

All mains services are available including three-phase electricity. It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

## PLANNING

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

## RATING

The property will have to be reassessed upon occupation. An estimate can be provided if required.

## RENTAL

£4.75 per sq. ft.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## VAT

If applicable VAT will be charged at the current prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current Rating of E. A copy of the Energy Performance Certificate is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs.

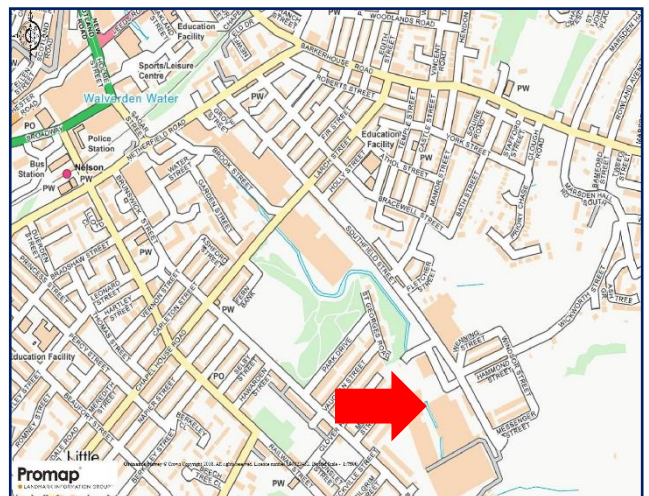
## MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: MC KC 2405.16701 email: michael@tdawson.co.uk





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