

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET



2 – 4 TURNER ROAD LOMESHAYE INDUSTRIAL ESTATE NELSON BB9 6RT

- Showroom and Workshop Premises.
- 7,705 – 24,887 sq. ft.
- Total site area 1.7 acres.
- Would suit trade counter, leisure or bulky goods retail.

LOCATION

Situated on Lomeshaye Industrial Estate immediately off Junction 12 of the M65. The M65 links with the M6 and M61 South of Preston.

Lomeshaye is the premier commercial location within the borough of Pendle where occupiers within the estate include Peugeot, Barnfield Construction, Euro Car Parts and Plumbase.

DESCRIPTION

Two purpose built car showroom premises each providing their own showroom areas together with ancillary accommodation.

Building 1 provides showroom with rear workshop, offices and valet area.

Building 2 which is the larger of the two provides a showroom, rear workshop and ancillary accommodation. Each unit benefits from full glazed frontage to the external sales areas.

ACCOMMODATION

The property comprises the following approximate gross internal areas:

Description	Sq. ft.	Sq. m.
Building 1		
Showroom (& ancillary)	2,394	222.4
Workshop	2,971	276.0
FF Offices (& ancillary)	1,237	115.0
Offices	614	57.1
Valet	488	45.4
Total	7,705	715.9
Building 2		
Showroom	3,989	370.6
Workshop	4,526	420.5
Ancillary	79	7.4
Valet (& canopy)	883	82.1
Total	9,477	880.6
TOTAL GIA	17,182	1,596.5
CAR PARKING	Building	Building
	1	2
Display spaces	50	66
General parking	19	31
Total	69	97
SITE AREA	1.7 ACRES	0.69 HECTARES
SITE DENSITY	23%	

EXTERNALLY

The units are on a total site of 0.69 Hectares (1.7 acres) there are two distinct areas in front of each unit.

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

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Building 1 has approximately 69 display and general parking spaces and building 2 97 spaces.

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 units are currently assessed separately for rating purposes. 2 Turner Road has a current rateable value of £68,000.

Unit 4 Turner Road has a current rateable value of £45,350.

LEASE TERMS

The units are available as a whole or can be split on full repairing and insuring terms for a period of years to be agreed subject to rent reviews at appropriate intervals.

RENTAL

Upon request.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

Both units have a current EPC Rating of D. A copy of the certificate is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

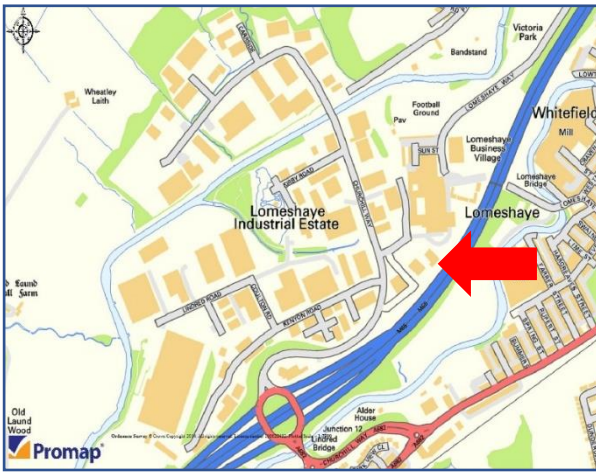
MONEY LAUNDERING

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.





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