

Main Warehouse, Scholefield Mill, Brunswick Street, Nelson, BB9 0HU

TO LET



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Use - Industrial

Size - 2,325 - 39,420 Sq ft

Rent - From £3.00 per sq.ft

- Single Storey Industrial/Warehouse Units
- Competitive rentals
- Good quality accommodation
- Reasonable access to the national motorway network



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated off Southfield Street in a predominantly industrial/manufacturing area approximately 1.5 miles from Nelson town centre.

Junction 13 of the M65 motorway is less than 2 miles from the property. This provides access to the M6 and M61 motorways to the west.

Description

The property comprises a traditional Lancashire cotton weaving mill of stone built construction under a traditional multi bay northlight roof.

Accommodation is situated in the traditional ground floor weaving shed ranging from 2,325 sq. ft up to 39,420 sq. ft

The units features:

- ~3 Phase electrics
- ~New LED lighting
- ~Excellent Natural Light
- ~Access for HGV's
- ~Forklift access
- ~Staff / Customer car park
- ~Covered canopy
- ~2 loading bays
- ~CCTV covering full site
- ~Secure gated access wit 24 hour access
- ~Eaves height of 3.608 metres.

Accommodation

We have been advised that the accommodation will provide the following units:

| Area | Size (Sq.ft) | Rent (Pa) |
|---------------|--------------|-----------|
| B1 | 4,380 | £21,900 |
| B2 | 8,760 | £43,800 |
| B3 | 13,140 | £59,130 |
| B4 | 17,520 | £70,080 |
| B5 | 21,900 | £83,220 |
| B6 | 26,280 | £94,608 |
| B7 | 30,660 | £104,244 |
| B8 | 35,040 | £112,128 |
| B9 | 39,420 | £118,260 |
| E | 3,552 | £15,984 |
| G | 2,325 | £15,112 |
| J (2nd Floor) | 12,000 | £36,000 |

Service charge and Building Insurance included in the rents.

Rental

From £3.00 per sq.ft

Lease Terms

The units are available by way of new leases for a minimum period of 12 months.

The rent is to be paid monthly in advance.

The tenant will be responsible for electricity.

Service Charge

The service charge includes the following: Service Charge includes Buildings Insurance, Landlord maintains and repairs building, Landlord manages & maintains communal areas Landlord manages & maintains shared facilities, Water Bills & Water Rates, Fire Alarm System maintain & monitor, Staff / Customer Parking, Landscaping

The cost is based on £0.75 per sq.ft

Deposit

Subject to status the cost of a deposit may be required.

Rating

The units will require re-assessment upon sub-division. The tenant to be responsible although we would expect that small business rates relief will be available in some cases. Further details on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these terms.

Services

It is understood that all mains services (with the exception of gas) are available to the premises.

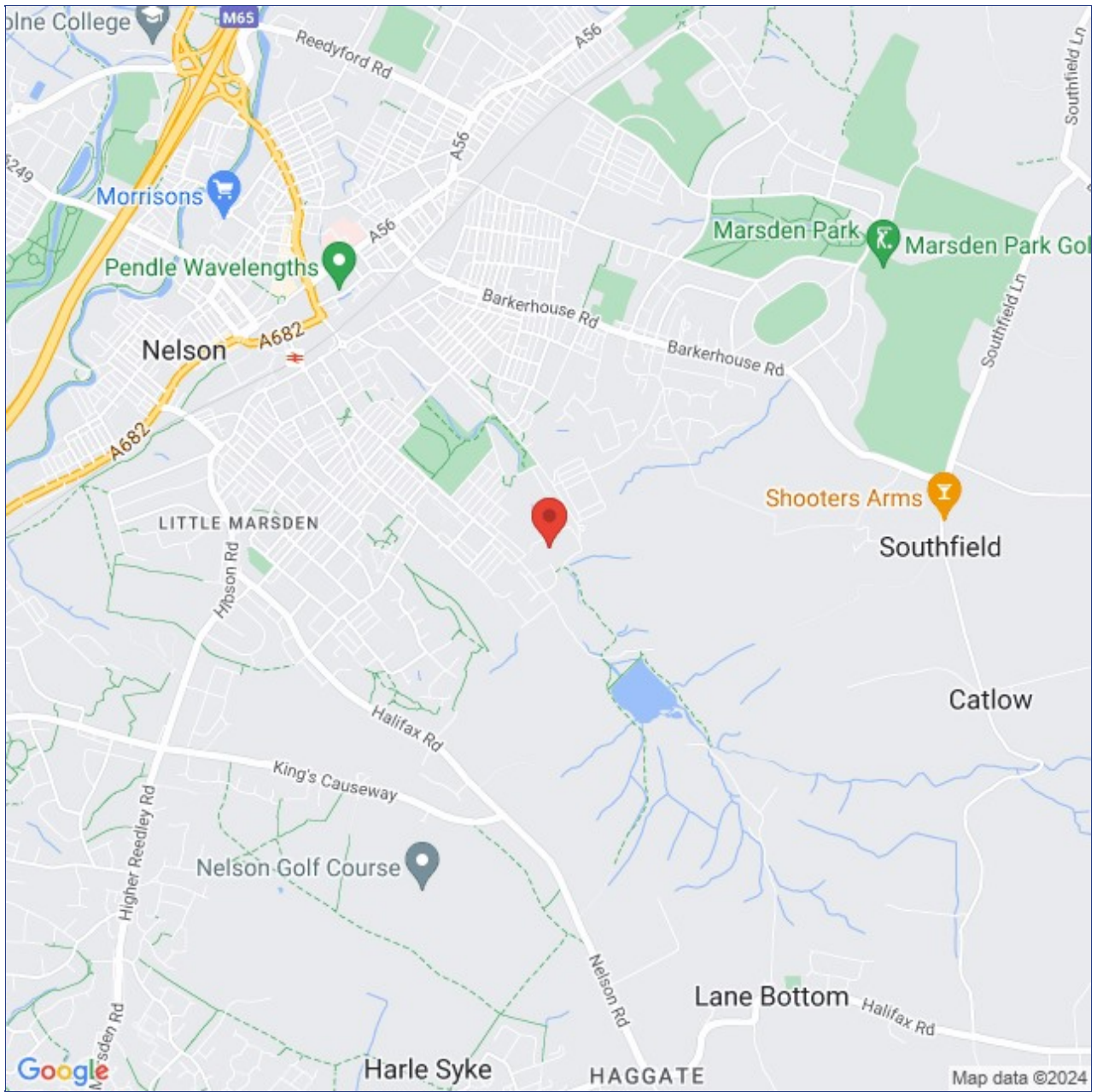
Viewing

Strictly through agents Taylor Weaver

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