

Highbay Storage Unit, Farrer Street, Nelson, BB9 7DA

**TO LET**



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**Use** - Industrial

**Size** - 1,922 Sq ft

**Rent** - £11,000 per annum plus VAT

- Highbay Warehouse Unit
- Easy access to junction 12 of the M65 motorway
- Competitive Terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Highbay Storage Unit, Farrer Street, Nelson, BB9 7DA

### Location

The property is situated on Farrer Street in a mixed industrial and residential area within the Springbank Mill complex.

It is situated 1 mile from Nelson town centre and junction 12 of the M65 motorway is approximately half a mile from the property.

### Description

The property comprises the former engine house of Springbank Mill which now provides High Bay storage accommodation.

It is of stone built construction under a pitched slate roof.

To the front there is a timber double door loading bay with personnel door access.

Please note there will be no w/c facilities provided to the unit.

### Accommodation

The property extends to 1,922 sq.ft

### Rental

£11,000 per annum plus VAT

### Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms. Rent is payable quarterly in advance.

### Deposit

A deposit will be required from the incoming tenant

### Rating

The property will require reassessment upon occupation. Further details can be provided upon request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to figures quoted in these particulars

### Services

The unit will have a sub-metered electric supply. There will be no gas or water.

### EPC

An EPC is available on request

### Planning

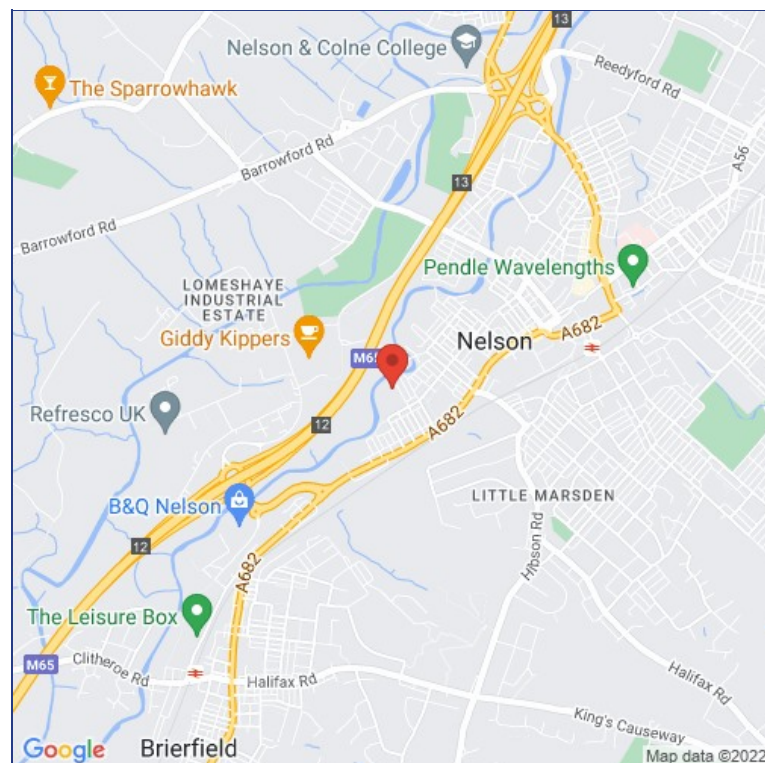
The property is suitable for light industrial and storage uses.

### Viewing

Strictly via agent: Taylor Weaver

Neil Weaver MRICS

01254 699 030



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