



Unit 19, Brunswick Street

Unit 19 Barnfield Business Centre
Brunswick Street, Nelson

Council Tax band: TBD

Tenure: Freehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

- Current rateable value (1 April 2026 to present) £9,100
- Roller shutter, serviced and working
- Freehold Tenure
- Parking for 4 Vehicles + Communal Spaces
- Sold as vacant possession
- 3093 Sq Ft
- EPC To be confirmed
- Office, Meeting Rooms + Workshop - Building Regs in place
- 58 Solar Panels + Two wall-mounted 5.12kWh storage batteries with a combined capacity of 200Ah.



Description

This well-presented light commercial unit offers a practical and versatile layout, combining substantial workshop space with a range of offices and supporting facilities. Extending to approximately 3,093 sq ft, the accommodation is arranged to suit a variety of business uses, with a large principal commercial area, separate inner workshop, reception space, multiple offices and a dedicated meeting room. The office accommodation has been completed to Building Regulations and is heated by wall-mounted panel heaters. A kitchen/canteen is also provided, alongside two WCs and a separate store/plant room which houses the IT equipment and solar battery system. The inner workshop benefits from dedicated ventilation, installed as part of the Building Regulations compliance works. A replacement roof was installed in summer 2021 and solar panels were fitted in August 2022, with a Building Regulations compliance certificate available.

Solar Panels

The system comprises 58 panels positioned across two south-west facing roof areas, together with two wall-mounted 5.12kWh storage batteries with a combined capacity of 200Ah. Externally, the unit benefits from allocated parking spaces for 4 vehicles together with access to a shared rear fire escape. The existing vehicle charging system is not included and will be removed by the current occupier.







Approximate total area⁽¹⁾

287.3 m²

3093 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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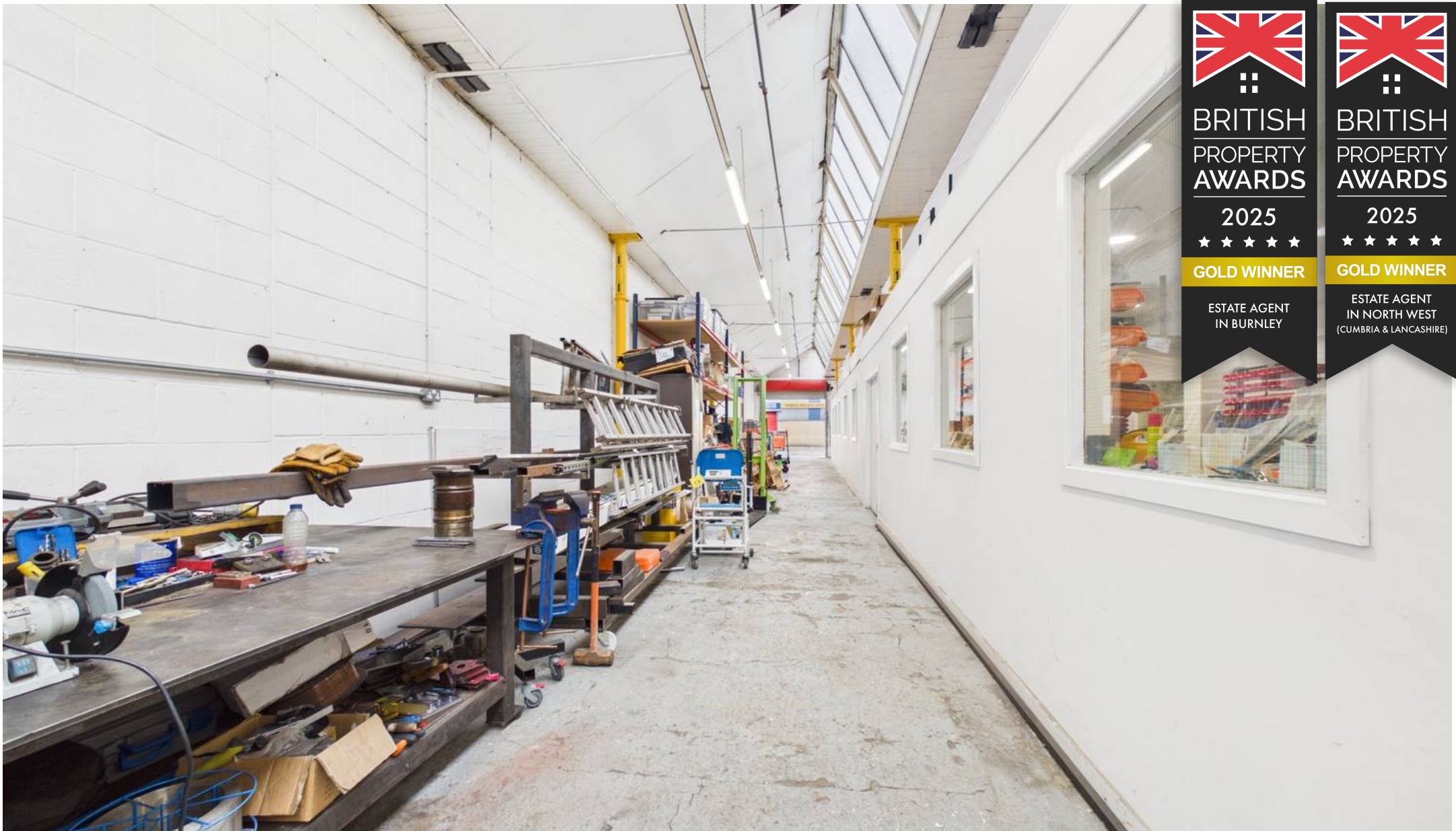




ALLOCATED PARKING

4 Parking Spaces





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AWARDS

2025

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BRITISH
PROPERTY
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