



Workshop Unit with Office

TO LET

**9 10 AND 11 GRAFTON STREET
NELSON
LANCASHIRE
BB9 8AG**

1,500 Sq Ft (139.35 Sq M)

- Open plan workshop.
- Roller shutter access.
- Secure complex with 2 parking spaces.

Location

The property is situated off Grafton Street, close to its junction with Hallam Road, approximately 1 mile from Nelson town centre. Junction 12 and 13 of the M65 are within 2 miles distance of the site.

Description

Units 9, 10 and 11 Grafton Street comprise of an open plan workshop to the ground floor with a staff room, office and store to the first floor, adjoining is unit 9 that comprises of a single storey workshop.

The property has the benefit of roller shutter access within a secure complex and has 2 allocated parking spaces in a shared forecourt

Accommodation

UNIT 10-11

Ground floor

Workshop 51.09 sq.m (550 sq.ft)

First floor

Staff Room

Office

Store 51.09 sq.m (550 sq.ft)

UNIT 9

Ground floor

Workshop 37.1 sq.m (400 sq.ft)

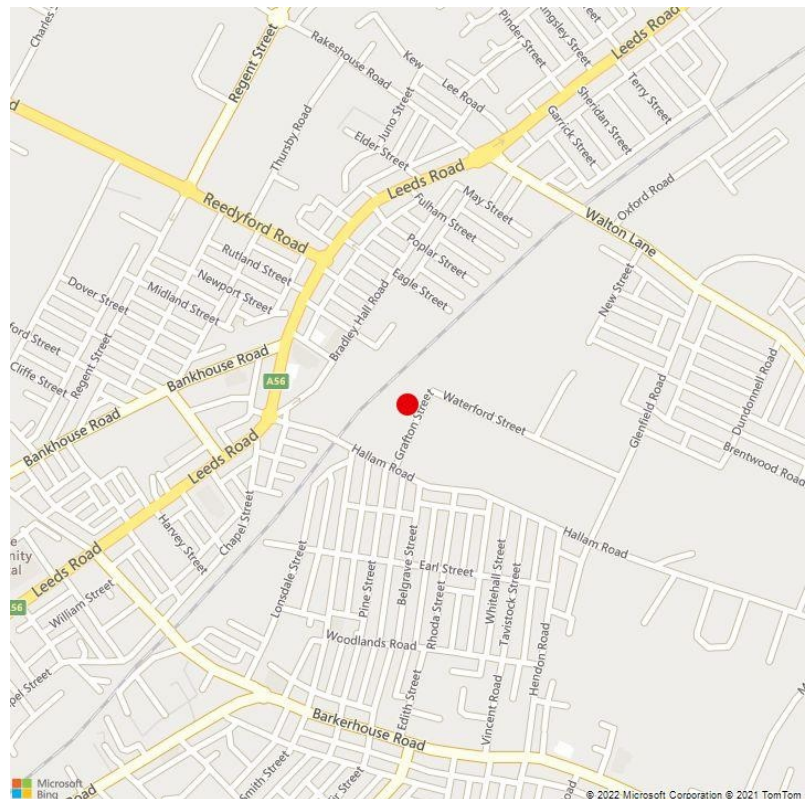
Gross internal area 137.28 sq.m (1500sq.ft)

Services

We understand that the unit has the benefit of mains water and three phase electricity.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£600 pcm

Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
Empire Business Centre,
2 Empire Way,
Burnley,
BB12 6HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.