



Main Road Warehouse Unit

TO LET

**UNIT 3 HOLLINS BANK
MANCHESTER ROAD
NELSON
LANCASHIRE
BB9 7SH**

6,410 Sq Ft (595.49 Sq M)

- Prominent main road position adjacent to junction 12 of the M65.
- Onsite car parking and loading.
- Accommodation arranged over ground floor and mezzanine.

Location

The property forms part of Hollins Bank and is situated on Manchester Road immediately adjacent to junction 12 of the M65. Manchester Road (A682) is the main arterial route from the M65 into Nelson town centre. The premises are located close to Lomeshaye Industrial Estate and as substantial B&Q superstore.

Description

An end parade unit of steel portal frame construction with a profile metal clad finish. The property is accessed via a roller shutter door with a separate personnel door. Internally the property is open plan and benefits from a full width and height mezzanine.

A new toilet facility is to be provided on the ground floor. Externally there is parking available adjacent to the unit

Accommodation

The accommodation comprises as follows:

Ground floor - 3825 sq.ft

Mezzanine - 2585 sq.ft

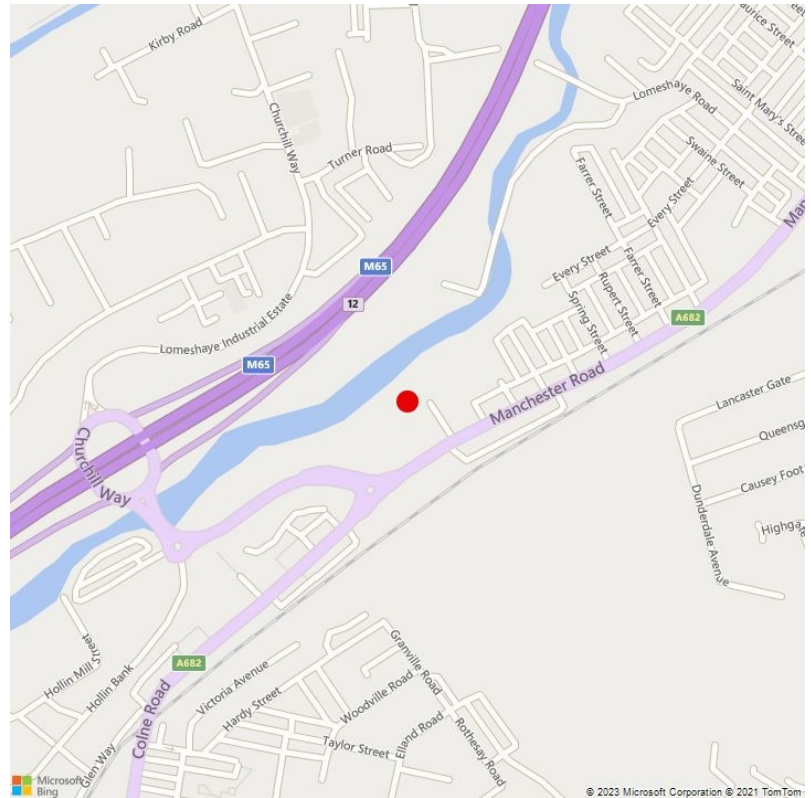
Gross Internal Area - 6140 sq.ft

Services

The property has the benefit of all mains water, and 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. (Pendle Borough Council).

Price

£32,500 pa

Business Rates

To be assessed.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.