



Highly Prominent Roadside Warehouse

TO LET

**UNIT 1 HOLLINS BANK
MANCHESTER ROAD
NELSON
LANCASHIRE
BB9 7SJ**

3,863 Sq Ft (358.87 Sq M)

- Prominent main road position adjacent to junction 12 of the M65 motorway.
- Fully open plan warehouse accommodation ideal for storage and distribution with 5 m eaves height and 8.4 m apex height.
- Good loading facilities and allocated car parking.
- Available as individual unit or can be combined with adjoining unit totaling 7,767 sq. ft.
- Available from April 2024

Location

Occupying a highly visible roadside location on Manchester Road (A682) on the outskirts of Nelson town centre, the Hollins Bank complex is conveniently located close to Junction 12 of the M65.

The property is located within a short drive from Lomeshaye Industrial Estate and is close to a number of established businesses including B & Q, Pendle Village Mill, NPM Bathrooms and Northlight Parade Business Centre.

Description

An end parade warehouse of steel portal frame construction located just off Manchester Road, Nelson close to junction 12 of the M65 motorway.

Internally, the property currently comprises an open plan warehouse with a full width mezzanine store which is to be removed, to create a full height open plan warehouse with an eaves height of 5m and a maximum height to the apex of 8.4m.

The property property benefits from electric roller shutter doors, good natural light and a communal yard providing good loading facilities.

Unit 1 is currently interconnected with Unit 2 however can be fully separated, with new WC facilities to be installed by the Landlord. The property is available from April 2024.

Accommodation

Gross Internal Floor Area - 3,863 sq.ft



Planning

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

Rent

£25,000 per annum

Business Rates

To be assessed.

Services

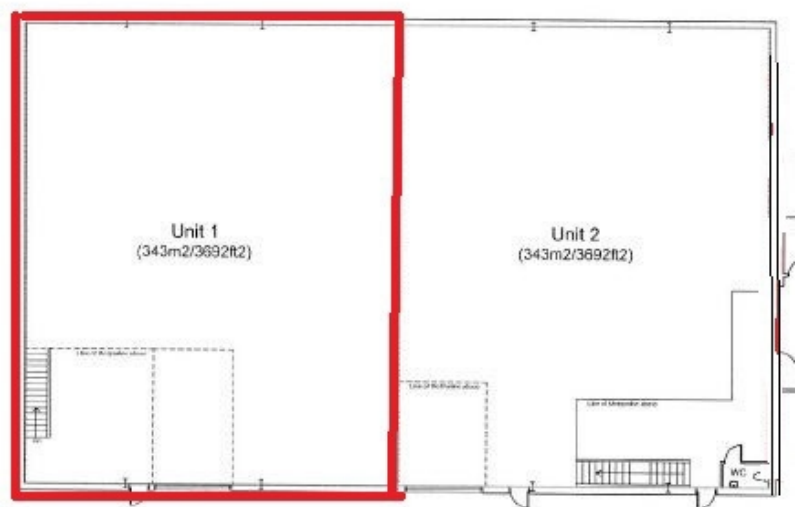
The property has the benefit of mains electricity and water.

Services Responsibility

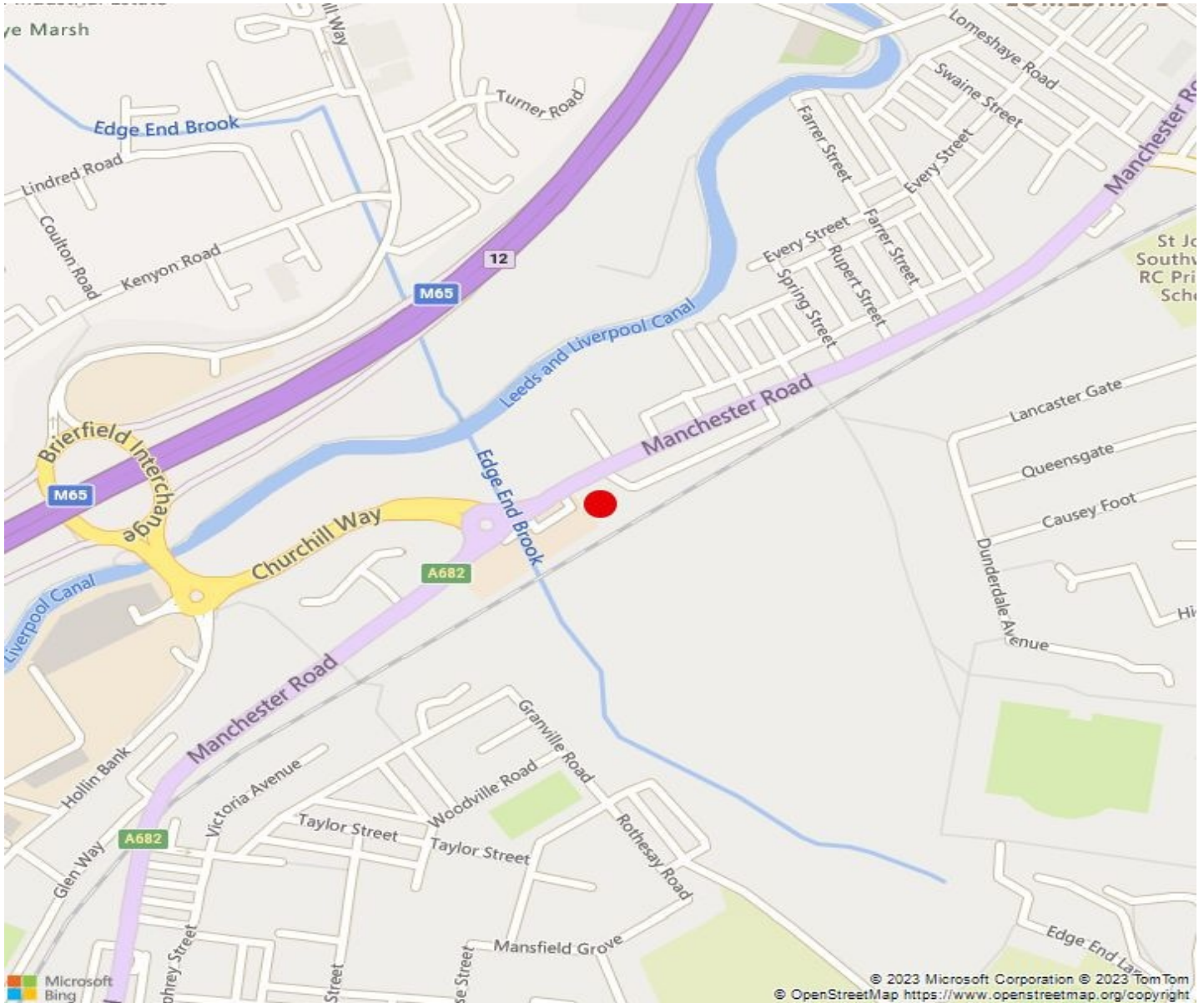
It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

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



Ground Floor Plan



Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

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.

EPC

An Energy Performance
Certificate is available upon
request.

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.

