



Workshop Unit with Office

TO LET

**12-13 GRAFTON STREET
NELSON
LANCASHIRE
BB9 8AG**

1,220 Sq Ft (113.34 Sq M)

- Open plan workshop.
- Roller shutter access.
- Secure complex with parking spaces.
- First floor office / storage.
- 2 miles from Junction 13 of the M65.

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

Forming part of Grafton works Unit 12-13 is located at the front of the site and comprises on the ground floor of a workshop, store and office. The first floor above has been used for storage. There is a roller shutter door access from the secure yard with separate personnel access.

Accommodation

GROUND FLOOR

Workshop 56.73 sq.m (610 sq.ft)

FIRST FLOOR

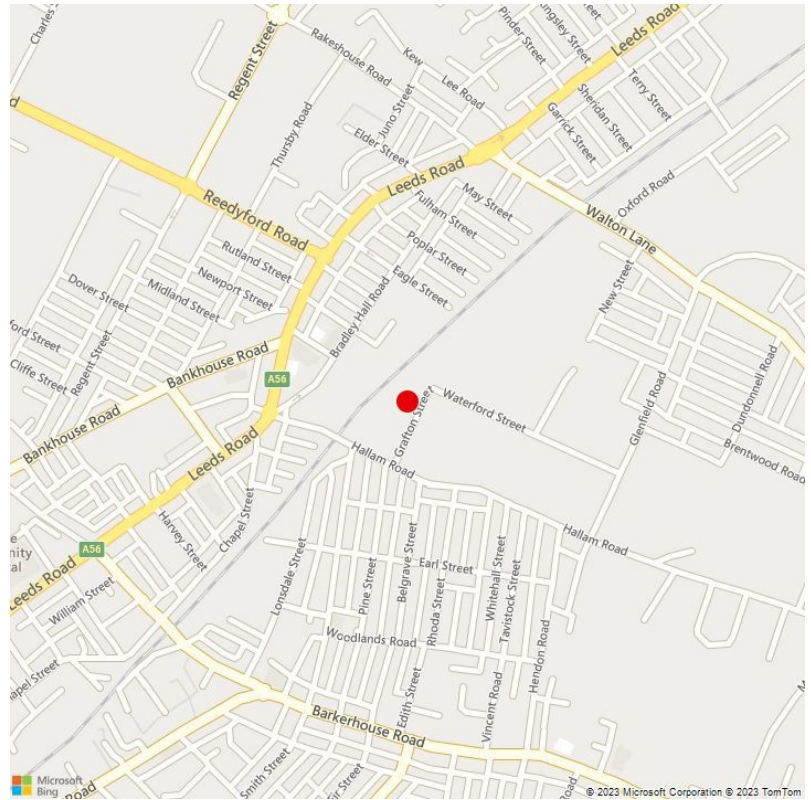
Stores 56.73 sq.m (610 sq.ft)

Services

We understand that the units have the benefits 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

£450 pcm (four hundred and fifty pounds)

Terms

The properties are available on flexible terms 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.