



Workshop / Storage Units Available on Competitive Terms

TO LET

**SCHOLEFIELD MILL (AREAS E&H)
BRUNSWICK STREET
NELSON
LANCASHIRE
BB9 0HU**

**1,898 - 3,552 Sq Ft (176.32 - 329.98
Sq M)**

- Single storey industrial / workshop units.
- Available for immediate occupation on competitive rental terms.
- Popular location less than two miles from Junction 13 of M65 motorway.
- Well maintained accommodation with ample loading facilities.

Location

The property is located just off Southfield Street in a mixed use industrial and residential area within approximately 1 mile from Nelson town centre.

The property is located within close proximity to various established businesses including Farmhouse Biscuits, Pendle Engineering and Hills Premier Polymers. Conveniently located within a short distance from Nelson town Centre, Junction 13 of the M65 motorway is within two miles distance.

Description

A range of single storey units offering open plan warehousing / workshop accommodation available for immediate occupation. Scholefield Mill extends to approximately 160,000 sq.ft and offers a substantial range of warehousing and workshop accommodation, benefiting from good natural light, Three Phase electricity, fluorescent lighting and a large communal yard for HGV's, offering excellent loading facilities.

Access to areas E and H is to the front left hand side of the building via a communal yard. There is also a staff car park off Southfield Street providing further off road parking. The accommodation is available on flexible lease terms at a competitive rent on Internal Repairing and Insuring terms.

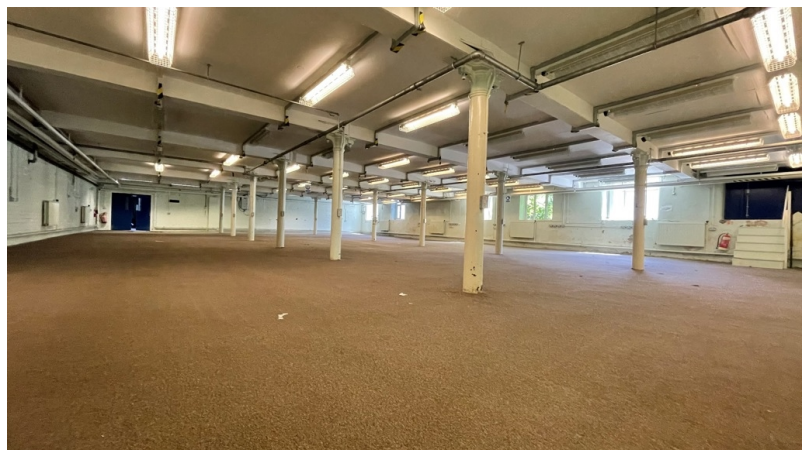
Accommodation

GROUND FLOOR

Area E - 330 sq.m 3552 sq.ft - £4.00 per sq.ft - £14,208 Rent (pa)

Area H - 76 sq.m 1,898 sq.ft - £5.00 per sq.ft - £ 9,490 Rent (pa)

GIA 406 sq.m 5,450 sq.ft



Planning

The prospective tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed Pendle Borough Council Planning Department on 01282 661661

Rent

Area E £14,208 per annum
Area H £9,490 per annum

Business Rates

We are informed that the ingoing tenant will benefit from Small Business Rates relief

Services

We are informed that the property has the benefit of mains water and electricity with shared toilet and kitchenette facilities.

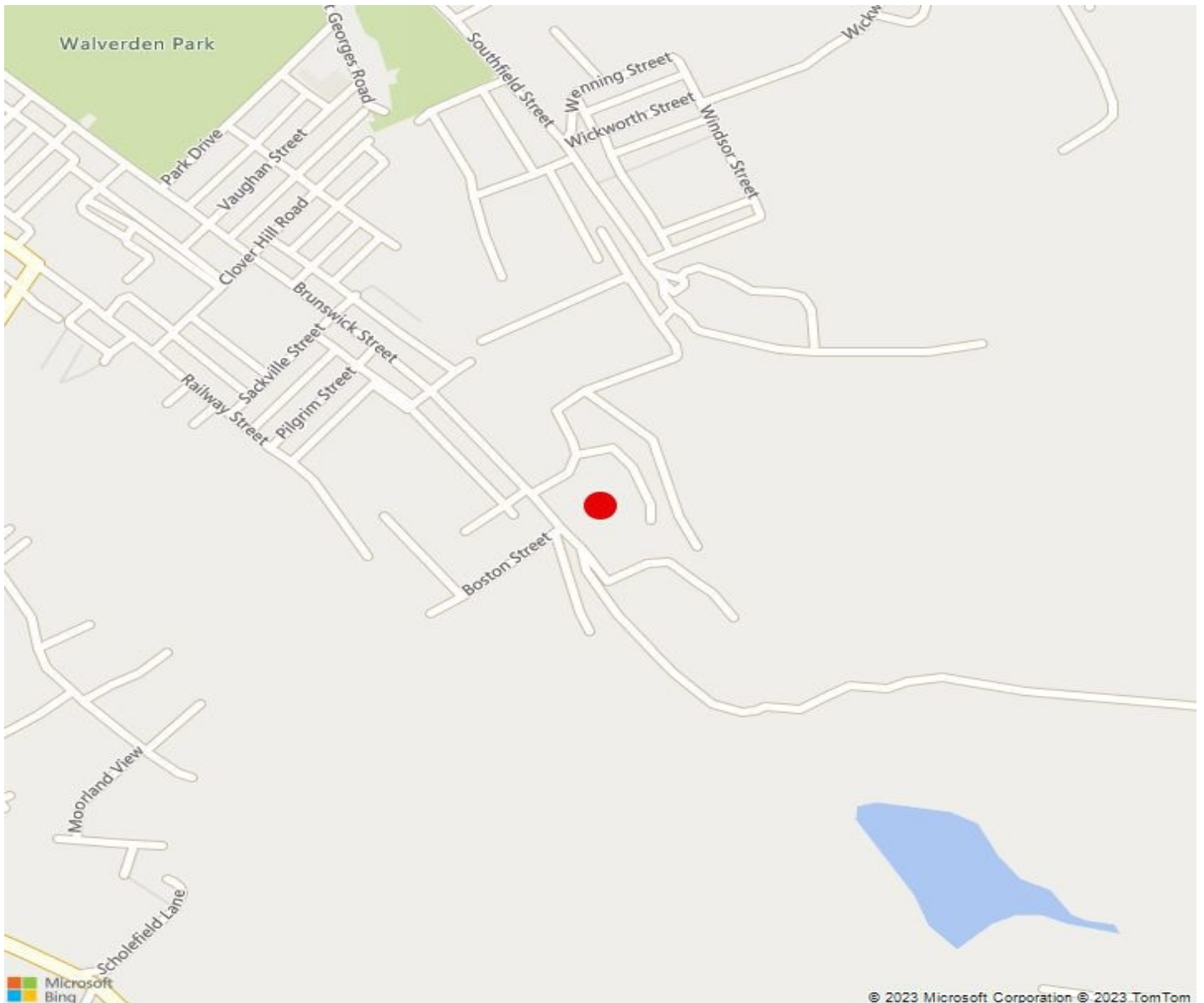
Services Responsibility

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 minimum 12 month Internal Repairing and Insuring lease. In addition to the rent there is to be a service charge of £0.75 per sq.ft which is inclusive of the following; buildings insurance, maintenance of the communal areas, Landlord's maintenance and repair costs, water bills and water rates, fire alarm system maintenance / monitoring, staff / customer parking and landscaping.





Additional Information

Viewings

Petty Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road Burnley BB12
6HH

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.

