



Character second floor accommodation suitable for storage and possible showroom / venue uses.

TO LET

**SCHOLEFIELD MILL (AREA J)
BRUNSWICK STREET
NELSON
LANCASHIRE
BB9 0HU**

12,000 Sq Ft (1,114.8 Sq M)

- Well maintained second floor accommodation suitable for a variety of uses.
- Immense character, benefitting from original roof trusses and excellent natural light.
- Secure gated access with CCTV.
- Convenient location within a short drive from Nelson Town Centre and 2 miles from Junction 13 of the M65.

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

The accommodation is situated on the second floor of the multi-storey section of Sholefield Mill, a substantial mill premises of stone construction beneath a pitched slate roof.

The accommodation is predominantly open plan and extends to approximately 12,000 sq.ft, offering a substantial floor area suitable for storage or possible showroom, retail or venue uses.

Maintained to a high standard, the second floor has the benefit of original character roof trusses, excellent natural light, a goods lift and CCTV covering the whole site.

Externally, the property has the benefit of secure gated access, a large canopied communal loading area and an adjoining staff / customer car park.

Accommodation

Second Floor

GIA: 1,114.8 sq.m 12,000 sq.ft - £2.00 per sq.ft £24,000 Rent (pa)



Planning

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

Rent

£24,000 per annum

Business Rates

The Business Rates will be recharged at a rate of £0.75 per sq.ft.

Services

We understand the property has the benefit of mains electricity and water, and gas fired central heating.

Services Responsibility

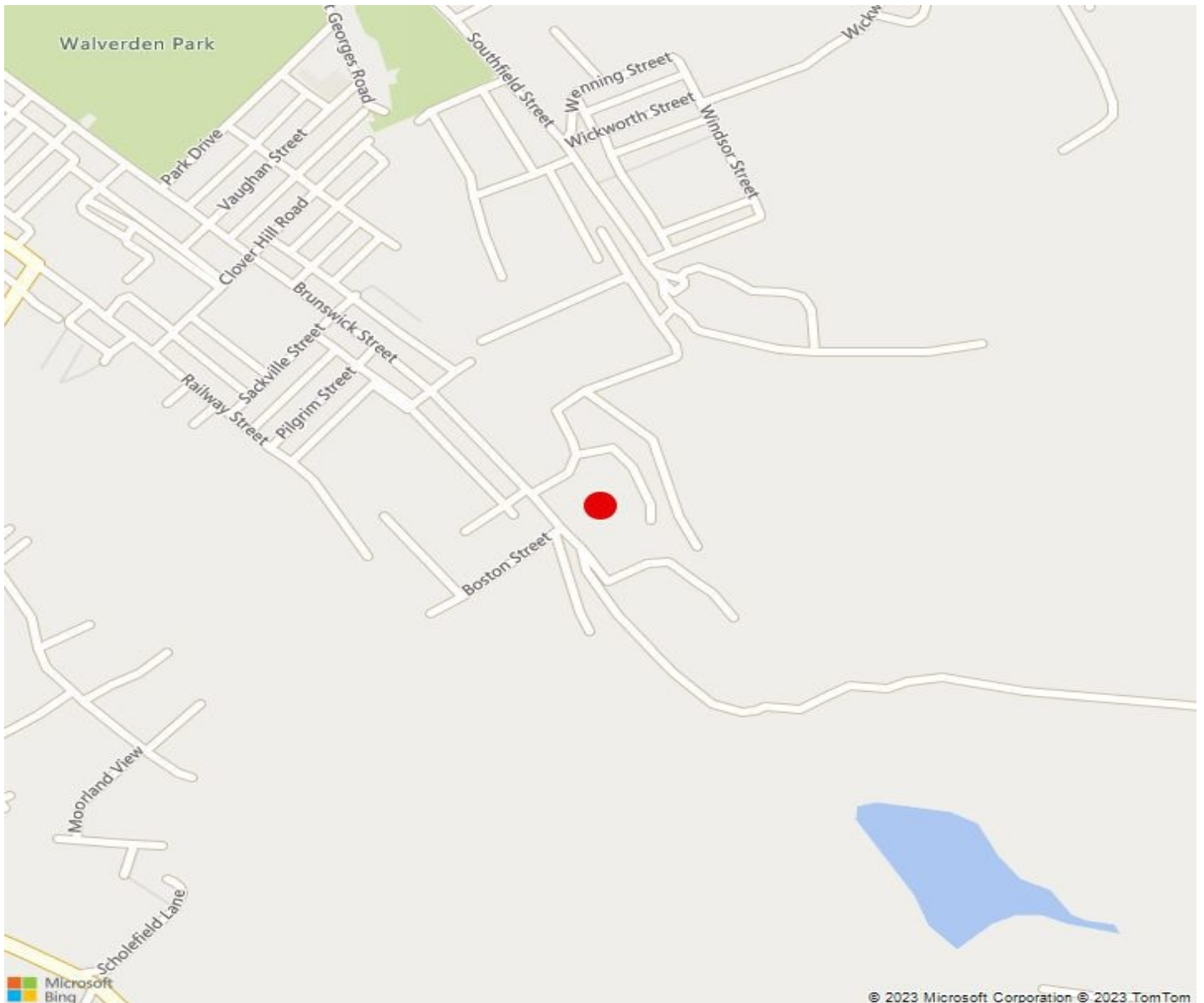
It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a minimum 1 year Internal Repairing and Insuring Lease. In addition to the rent, a service charge is applicable which includes Buildings Insurance, maintenance of the communal areas and shared facilities, building maintenance costs, water bills and water rates, fire alarm system maintenance and monitoring, staff / customer parking and landscaping.

The service charge is currently £0.75 per sq.ft





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.

