

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
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TO LET



BOUNDARY MILL HACKING STREET NELSON BB9 8RS

- 523 sq. m – 1,195 sq. m (5,630 – 12,863 sq. ft.)
- Close to Junction 14 of the M65 motorway
- Of interest to owner occupiers and investors
- Modern double bay warehouse to the rear

LOCATION

Situated on Hacking Street which is accessed from Leeds Road (A56) via Edward Street.

Leeds Road links Nelson with Junction 14 of the M65. Junction 14 is approximately 1.5 miles distant. The property is in a popular commercial area of Nelson at the edge of the Whitewalls Industrial Estate where occupiers include Graham Engineering, Matthew Kibble Transport and Woodhead Bros.

DESCRIPTION

Industrial/warehouse property constructed in various sections. To the side of the property is a loading bay accessed from Hacking Street which provides internal dock level access to a rear warehouse section beneath a steel portal frame roof clad in sheet metal.

To the rear of the property is a modern warehouse section of steel portal frame construction in two bays with an eaves height of approximately 5 metres. To the rear of this area is a brew station and WC. Access for loading purposes to this area is a gated yard.

ACCOMMODATION

Side loading bay and rear warehouse
523 sq. m (5,630 sq. ft.)
Rear modern warehouse 672 sq. m (7,234 sq. ft.)

Total gross internal floor area
1,195 sq. m (12,863 sq. ft.)

All areas are quoted on a gross internal basis.

The units can be occupied as a whole or split. If split WC facilities will be provided to the side loading bay and warehouse.

EXTERNALLY

Rear gated yard area providing access to the rear warehouse.

RATING

The units will have to be reassessed upon occupation. An estimate can be provided if required. It is likely that these units will attract Small Business Rates Relief.

SERVICES

All mains services are available including three phase electricity. The modern warehouse area has new LED lighting.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

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

RENTAL

Rental price upon request.

LEASE TERMS

The accommodation is available as a whole or in part on full repairing and insuring terms for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is not applicable we are informed.

ENERGY PERFORMANCE CERTIFICATE

The whole property has a current Energy Performance Certificate of E however revised EPCs may be required if let.

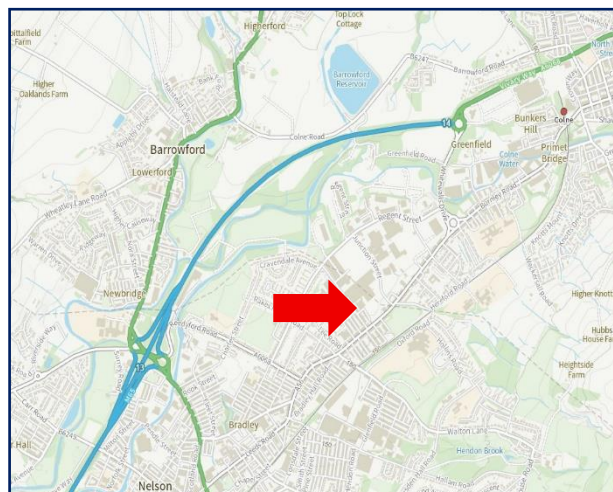
LEGAL COSTS

Each party to be responsible for their own costs incurred.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

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