

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
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www.tdawson.co.uk

TO LET



CARRSIDE ONE BUSINESS CENTRE 1 CARRSIDE LOMESHAYE INDUSTRIAL ESTATE NELSON BB9 6RX

- Quality office suites from 33.08 sq. m (356 sq. ft.)
- Rentals inclusive of broadband and insurance
- On-site parking
- Flexible terms

LOCATION

Situated on Carrside on Lomeshaye Industrial Estate one of the premier business locations along the M65 corridor.

Lomeshaye is accessed directly from Junction 12 of the M65 which links with the M6 and M61 South of Preston.

Lomeshaye is home to many prestige occupiers including Wellocks, Protec, Daisy Communications Ltd and Barnfield Construction Ltd.

DESCRIPTION

Self-contained office suites within a modern commercial building.

The property has a feature entrance and provides various office suites on two floors with communal toilets and kitchen facilities.

ACCOMMODATION

Current available suites

Suite 3	102 sq. m (1,098 sq. ft.)
Suite 9/10	33.08 sq. m (356 sq. ft.)
Suite 12	103.02 sq. m (1,109 sq. ft.)

EXTERNALLY

Shared tarmacadam car park

SERVICES

Mains electricity is available to each suite and is charged separately by the landlord via a sub-metered supply.

PLANNING

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

RATING

The tenant to be responsible for their own business rates. However, all suites will be below the threshold for Small Business Relief.

LEASE TERMS

The suites are available on internal repairing leases on an all inclusive rental basis with the exception of electricity.

Easy in, easy out agreements are available. All suites are ready for immediate occupation.

RENTAL

Suite 3	£900 per month
Suite 9/10	£600 per month
Suite 12	£1,000 per month

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate is available upon request.

LEGAL COSTS

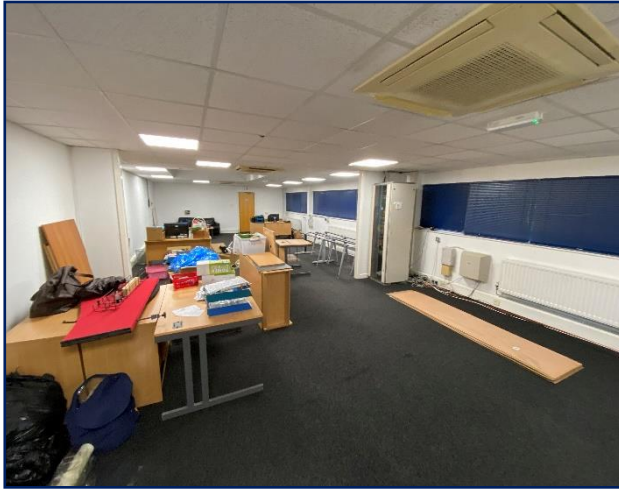
If an occupier wishes to utilise a Solicitors then each party will be responsible for their own costs incurred.

VIEWING

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

Our Ref: MC.KC.2511.16871 Email: michael@tdawson.co.uk





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