

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Detached portal frame warehouse extending to 15,082 sq ft (1,403 sq m) with an internal eaves height of 6m
- Ideal warehousing and distribution facility with double loading doors and large yard with car parking for around 20 vehicles
- Popular and established business park location at junction 12 of the M65 motorway
 - Quality two storey office block comprising of large sales office, boardroom, two directors offices and a staff canteen
- Open plan warehouse with good natural light located close to Protec Fire Detection, Mitchell Interflex and opposite Science in Sport

AVAILABLE SPRING 2021



**Units 26-28 Churchill Way
Lomeshaye Industrial Estate
Nelson
BB9 6RT**

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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LOCATION

The detached warehouse and distribution facility is located in a prime position fronting Churchill Way on the popular Lomeshaye Industrial Estate which is at junction 12 of the M65 motorway.

Lomeshaye is a popular and established business park with other companies in the immediate vicinity including Protec Fire Detection, Science in Sport, Wellocks and Daisy Communication.

The Borough of Pendle has approximately 90,000 residents and this premises is situated 20 minutes East of Preston and 40 minutes North of Manchester with excellent motorway connections.

DESCRIPTION

A detached steel portal frame industrial unit in a prime location on the ever popular Lomeshaye Industrial Estate which is at junction 12 of the M65 motorway.

The property has been used for warehousing and distribution for many years and comprises of an open plan warehouse with double loading doors and 6m eaves. The warehouse is mainly open plan with three phase electricity, fluorescent lighting and male and female toilet facilities.

The property has a modern two storey office block comprising of a large sales office, new male and female toilets, a boardroom, two directors offices and a staff canteen.

The property is currently separated into two bays with an inter-connecting doorway and a large forecourt for loading with approximately 20 off road car parking spaces.

EXTERNALLY

There is a tarmac yard providing loading for goods vehicles and staff car parking for up to 20 vehicles.

ACCOMMODATION

The accommodation has been measured on a gross internal basis including (toilets and corridors) and a full break down of the layout and dimensions are on the table overleaf.

EPC

The energy performance certificate for this site has been attached overleaf.



WHITEACRES

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed at a rent of £80,000 per annum.

VAT

We understand the rent in relation to this property will be subject to VAT at the prevailing rate,

BUSINESS RATES

We have been verbally informed that the rateable value for the property is £36,000 and based on the 2020/21 multiplier of 0.512 the annual payable amount is £18,432.

A prospective occupier must verify this information and should contact Pendle Borough Council on 01282 661661 to confirm the exact payable amount.

OUTGOINGS

In addition to the rent the tenants will be responsible for the business rates, all services connected to the property including water rates any and estates service charges.

SERVICES

We understand the property has the benefit of three phase electricity and mains and water.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purposes being adequate for their needs.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction

PLANNING

The property has been used for many years for warehousing and distribution however it is the prospective tenants responsibility to verify their intended use is acceptable to the local authority.

VIEWING

For further information or to arrange a viewing please

Contact Whiteacres:

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

ACCOMMODATION

DESCRIPTION	DIMENSIONS	SQ M	SQ FT
Unit 26 Warehouse (including toilets & stockroom)	18.2m x 29.5m	536.9	5,779.2
Unit 28 Warehouse			
	29.6m x 26.0m (max)	639.44	6,882.9
Unit 28 Office Block			
Sales Office (inc. toilets)	7.3m x 16.7m	121.76	1,310.6
Server Room	3m x 2.7m	8.28	89.1
Office Block First Floor			
Board Room	7.5m x 3.9m	29.55	318.07
Directors Office	3.4m x 5.2m	17.68	190.3
Private Office & Stock Room	6.2m x 4.1m	25.29	272.28
Canteen	6.2m x 3.6m	22.32	240.25
GIA			
		1,403.92	15,082.7

BUSINESS RATES

26 -28, Churchill Way, Nelson, Lancs, BB9 6RT

1 April 2017 - present

Your rateable value is £36,000.00



This is not the amount you will pay.

[Open all](#)

Valuation information

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How the valuation was calculated

-

Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Workshop	570.96	£27.50	£15,701.00
Ground	Workshop	735.07	£26.81	£19,707.00
Ground	Office	17.3	£32.18	£557.00
Ground	Area under supported floor	8.78	£18.77	£165.00
Mezzanine	Mess/staff room	22.72	£27.50	£625.00
Total		1,354.83		£36,755.00

Car parks

Spaces	Area	Value
22		£1,320.00
Total		£1,320.00

Adjustments made to property

Description	Adjustment
Divided or split unit	-0.05%
Total	-£1,904.00

Total value £36,171.00

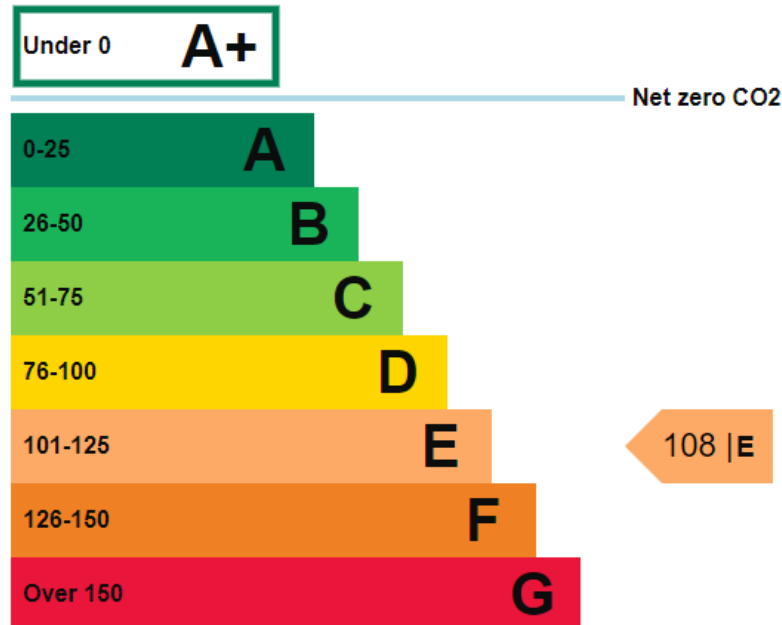
ENERGY PERFORMANCE CERTIFICATE

Strategy Group Ltd 26-28 Churchill Way NELSON BB9 6RT	Energy rating E
Valid until 25 July 2027	Certificate number 0930-0333-1809-2323-9002

[Print this certificate](#)

Property type B8 Storage or Distribution

This property's current energy rating is E.



Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	165.51
Primary energy use (kWh/m2 per year)	979.01

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