



Portal frame warehouse located on popular business park

TO LET

**21 CHURCHILL WAY
NELSON
LANCASHIRE
BB9 6RT**

1,129 Sq Ft (104.88 Sq M)

- Open plan warehouse in prime roadside position on Lomeshaye Industrial Estate.
- Excellent transport links, located immediately off junction 12 of the M65 motorway.
- Ideal for warehousing or trade counter use, having formerly been occupied as a showroom, featuring a retail frontage behind roller shutter doors.
- Maximum eaves height of approx. 5m to the warehouse and featuring a private office, kitchenette and WC facilities.
- 100% Small Business Rates Relief for eligible Tenants.

Location

The property is situated on Churchill Way within the well established Lomeshaye Industrial Estate in Pendle, conveniently accessed directly off Junction 12 of the M65 motorway. Lomeshaye is a highly regarded and thriving business park, home to a number of prominent occupiers including Protec Fire Detection, Daisy Communications and Barnfield Construction.

Description

A portal frame warehouse occupying a prime roadside frontage onto Churchill Way, located on Lomeshaye Industrial Estate. The property comprises an open plan warehouse with a private office, kitchenette and WC facilities.

Ideally suited to warehouse or trade counter uses, the property features a roller shutter loading door behind which is a retail frontage. The warehouse benefits from a maximum eaves height of 5m, three phase electric supply and is ready for immediate occupation.

Off road parking is also available to the front of the property.

Accommodation

Ground Floor

GIA: 8.85m x 11.85m 104.87 sq.m 1,128.8 sq.ft



Planning

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

Rent

£925 pcm + VAT

Business Rates

We are informed by the Valuation Office Agency Website that the property has a Rateable Value of £10,250 per annum (2025/26). The ingoing Tenant is likely to benefit from 100% Small Business Rates Relief and should contact Pendle Borough Council direct to confirm on 01282 661661.

Services

The property has the benefit of mains electricity and water.

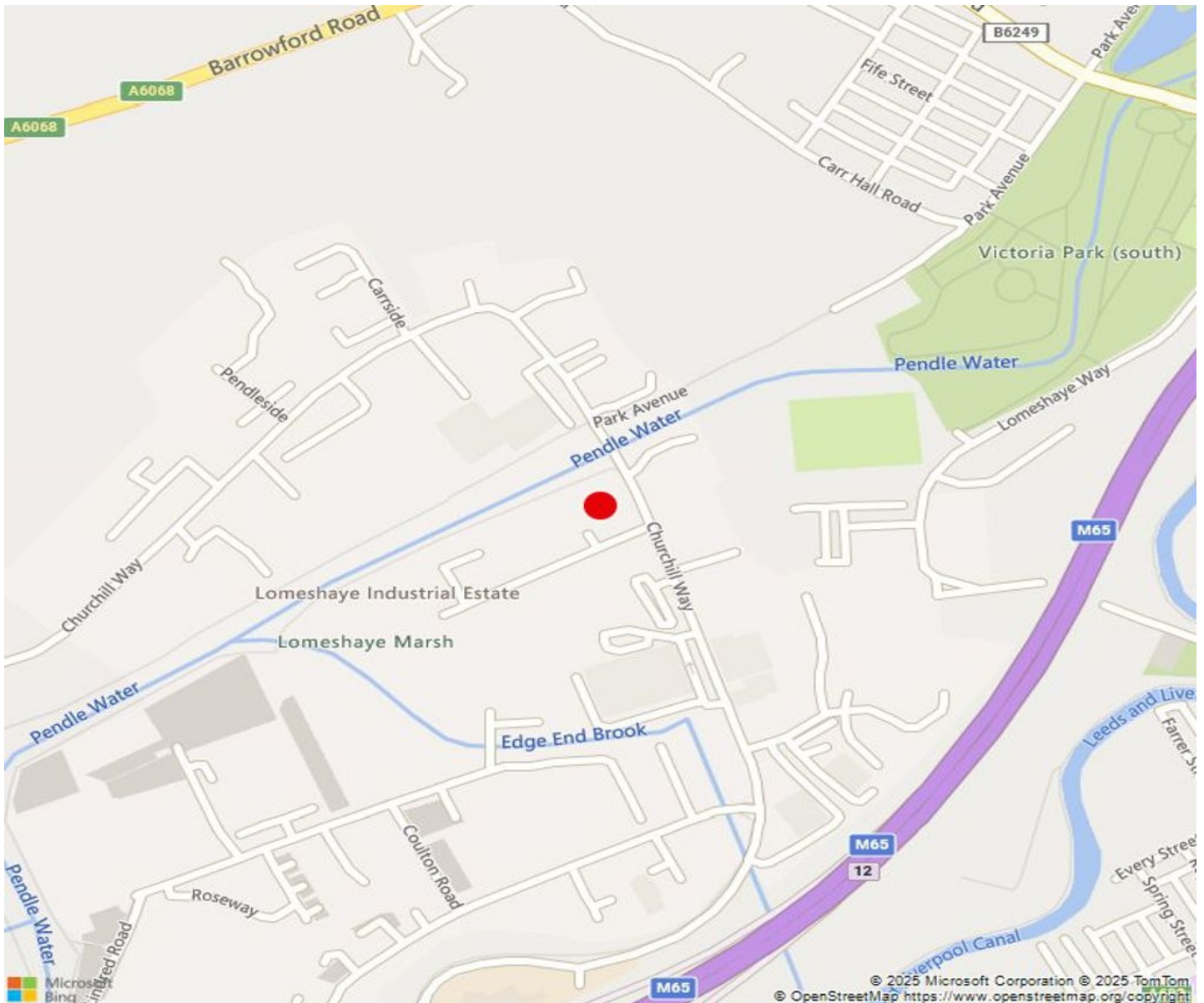
Services Responsibility

It is the 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 new Full Repairing and Insuring Lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be 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.

