

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



UNIT 1, 31-33 KENYON ROAD LOMESHAYE INDUSTRIAL ESTATE NELSON BB9 5SP

- 132.5 sq. m (1,426 sq. ft.)
- Useful workshop/warehouse on a popular industrial estate.
- Adjacent immediately off Junction 12 M65.
- Secure site with 5 car parking spaces.

LOCATION

Situated at the end of Kenyon Road within Lomeshaye Industrial Estate, the premier business location in Pendle.

Lomeshaye Industrial Estate is accessed immediately off Junction 12 of the M65 with the unit being at the end of Kenyon Road, one of the main estate roads in the development.

DESCRIPTION

Ground floor workshop/warehouse unit within a development which is in a gated secured site.

The unit provides open plan accommodation together with kitchenette and there is also access to a single WC.

Access to the unit is via a roller shutter door on the front elevation.

ACCOMMODATION

Gross Internal Floor Area

132.5 sq. m (1,426 sq. ft.)

EXTERNALLY

The property is within a secured site with common areas for loading. To the front of the property there are 5 car parking spaces for the unit.

SERVICES

All mains services are available with the exception of gas. The unit has three-phase electricity.

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.

RATING

The property will have to be reassessed upon occupation. An estimate can be provided if required.

It is likely that the Rateable Value will be appropriate for Small Business Relief.

RENTAL

£10,695 per annum.

The rental to be payable monthly in advance and is quoted exclusive of VAT.

LEASE TERMS

The unit is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

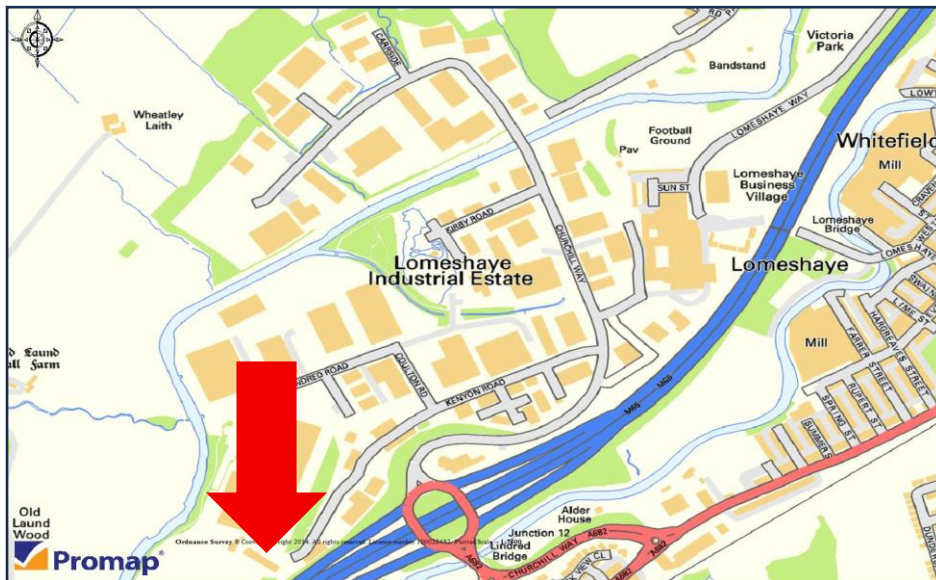
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

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.2604.16926 Email: michael@tdawson.co.uk



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