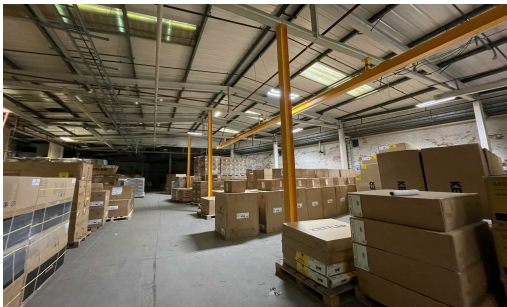


Springbank Mill, Farrer Street, Nelson, BB9 7DA

TO LET



TO LET

Use - Industrial

Size - 9,500 Sq ft

Rent - £45,000 per annum.

- Good Quality Warehouse Unit
- Easy access to junction 12 of the M65 motorway
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated on Farrer Street in an industrial and residential area within the Springbank Mill complex.

It is situated approximately 1 mile from Nelson town centre with junction 12 of the M65 motorway approximately half a mile from the property.

Description

The property comprises a modern warehouse/industrial unit extending to 9,500 sq.ft.

It is of propped steel portal frame construction with an eaves height of approximately 5.2 metres, solid concrete floor and concertina loading door to the front. Access is from a secure yard at the end of Farrer Street.

The property would suit a number of uses although access for articulated lorries would be very difficult.

Accommodation

The property extends to 9,500 sq.ft.

Rental

£45,000 per annum.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms. Rent is paid quarterly in advance.

Deposit

A deposit will be required from the ingoing tenant.

Rating

The property will require reassessment upon occupation. Further details are available on request.

Legal Costs

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

VAT

To be confirmed.

Services

All mains services are available to the property, although he electricity and gas supply will be sub- metered.

EPC

An EPC is available on request.

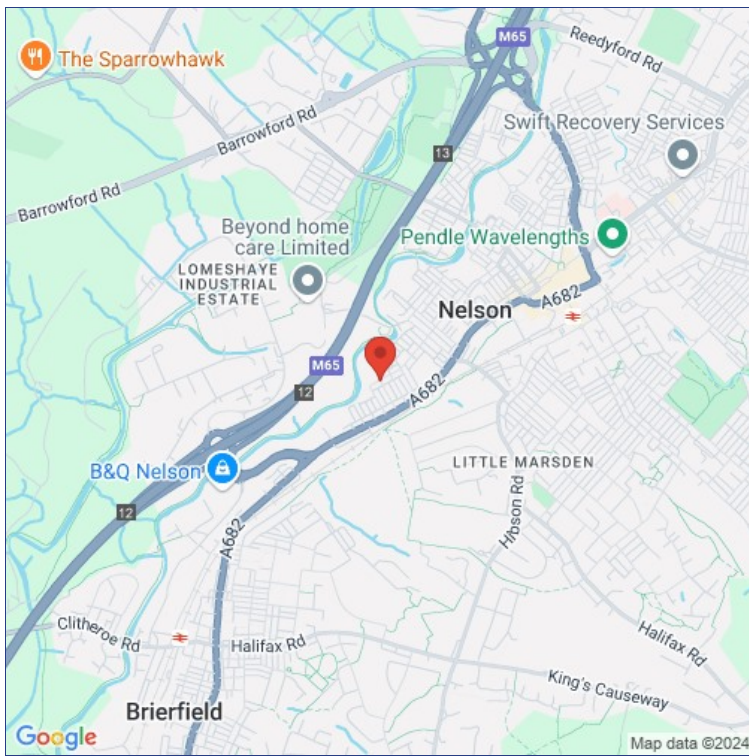
Planning

The property is suitable for light industrial/storage uses.

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030

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