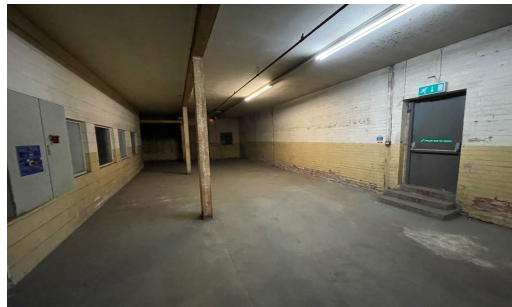


Unit B, Valley Mills, Southfield Street, Nelson, BB9 0LD

**TO LET**



# TO LET

Use - Industrial  
Size - 5,245 Sq ft  
Rent - £21,000 pa

- Ground Floor Light Storage / Warehouse Unit
- Competitively priced
- Ready for early letting
- Good access to Nelson town centre and junction 13 of M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit B, Valley Mills, Southfield Street, Nelson, BB9 0LD

### Location

The property is situated off Southfield Street in a predominantly industrial/manufacturing area approximately 1.5 miles from Nelson town centre.

Junction 13 of the M65 motorway is less than 2 miles from the property and this provides direct access to the M6 and M61 motorways to the West.

### Description

The property comprises a ground floor light storage/warehouse unit extending to 5,245 sq.ft.

It has the benefit of an eaves height of 3 metres, solid floor, w/c facilities and loading door from shared yard area.

Motor trade uses will not be permitted.

### Accommodation

We have calculated the gross internal area of the property to be 5,245 sq.ft

### Rental

£21,000 pa

### Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years on an internal repairing basis.

### Building Insurance

The landlord to insure the building and charge the premium to the tenant. Further details on request.

### Deposit

Subject to status a deposit may be required.

### Rating

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

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

With the exception of gas, all mains services will be available.

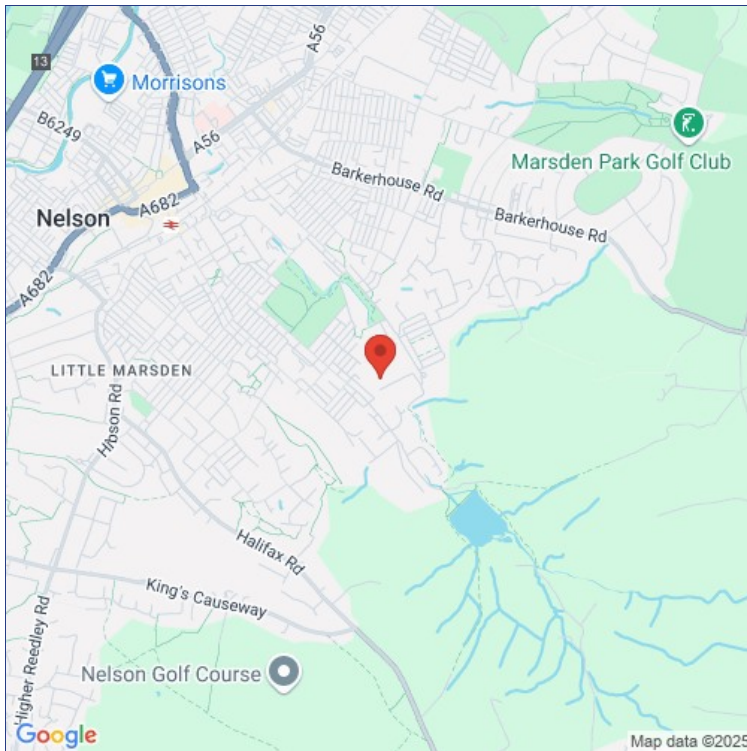
### EPC

An EPC is available on request.

### Viewing

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

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