

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

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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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

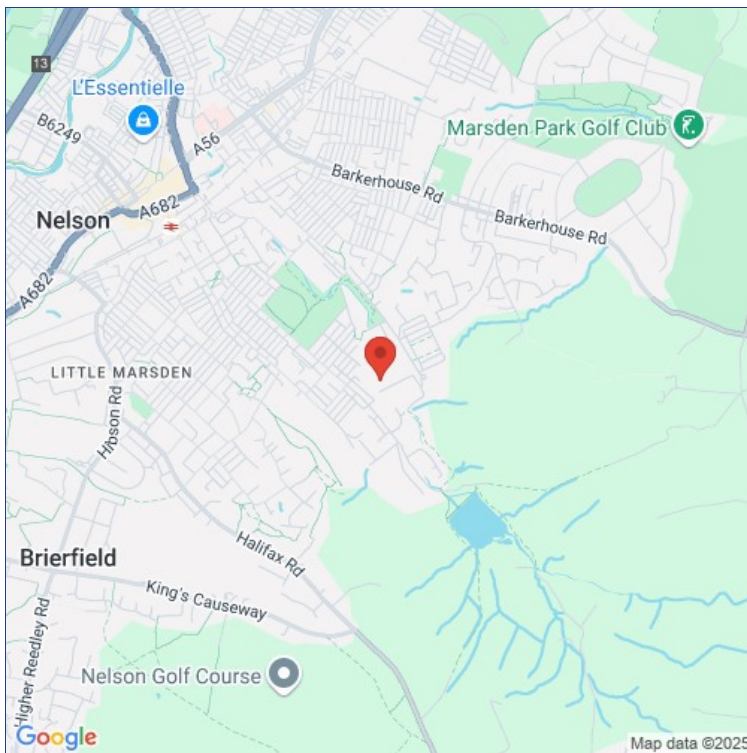
With the exception of gas, all mains services will be available.

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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