

MODERN DISTRIBUTION/WAREHOUSE UNIT 4,236 SQ.M. (45,595 SQ.FT)



KENYON 12, LOMESHAYE INDUSTRIAL ESTATE,
NELSON BB9 5SR

LOCATION

Lomeshaye Industrial Estate is ideally located on the north west side of the M65 with immediate access to Junction 12. The M65 connects directly with the M61, and M6 and in turn the national motorway network.

The towns of Nelson, Colne, Burnley and Blackburn are all located nearby and the site is approximately 25 miles north east of Manchester.

DESCRIPTION

Kenyon 12 is a well located single storey 2 bay distribution warehouse.

It is one of the largest buildings within the Lomeshaye Industrial Estate and provides a modern industrial unit with ancillary office accommodation.

The unit is modern steel framed with 9.65m eaves and large concrete service area. It benefits from 21 designated car parking spaces, four tailgate loading doors and one level loading door.

It is profile clad and benefits from a sprinkler system.

ACCOMMODATION

The property provides the following approximate areas:-

Gross Internal Area **4,236 sq.m.** **45,595 sq.ft.**

TERMS

The premises will be available by way of a new full repairing and insuring lease for a term to be agreed at a rental of **£150,000 per annum exclusive**.

RATING

We understand the unit is current assessed as follows:-

Rateable Value	£150,000
Rates payable 2010/11	£ 62,100 (estimate)

VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

By prior appointment with the joint agents:-

Brackenridge Hanson Tate

Ref: Richard Abbiss or Mike Smith
Tel: 0113 244 9020
Email: richard@bht.uk.com
mike.smith@bht.uk.com

or

Trevor Dawson

Ref: Michael Cavannagh
Tel: 01282 458007
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SUBJECT TO CONTRACT

Prepared - May 2010



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