

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



PENDLE BUSINESS CENTRE COMMERCIAL ROAD NELSON BB9 9BT

- Last few office suites available
- Occupiers include DVLA
- Quality office premises within a well established business centre
- Ingoing incentives available
- On site parking
- 22.11 sq.m. to 202.70 sq.m. (238 sq.ft. to 2,182 sq.ft.)

LOCATION

Office suites situated within the well established Pendle Business Centre located on Commercial Road at the edge of Nelson town centre. The property is within walking distance of the town centre and all its amenities with both the town centre railway and bus station within close proximity.

DESCRIPTION

Office suites within a two storey multi-tenanted business centre of reconstituted stone construction beneath a pitched tile roof. The property is situated within its own grounds with parking allocated for all the tenants.

Access is via a common reception area with communal kitchen facilities and w.c.'s on both floors.

SCHEDULE

Suite No.	Sq.m. Sq.ft.	Rent p.a.	Service Charge & Insurance	R.V.
201 FF	202.70 (2,182)	£19,638	£7,546	TBA
201A FF	22.11 (238)	£2,142	£833	TBA

PARKING

Car parking spaces are available for the benefit of the tenants. Details upon request.

SERVICES

All mains services are available with the exception of gas. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.



PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

LEASE TERMS

The suites are available by way of an internal repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals. A service charge is levied to cover management and maintenance of the common areas, external repairs and management.

INGOING INCENTIVES

Ingoing incentives are available subject to terms agreed.

VAT

All rentals are quoted exclusive of VAT which is applicable will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs in connection with the transaction.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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