

Commercial Property To Let

**Suites 203 and 204 Pendle Business Centre
Commercial Road, Nelson, Lancashire, BB9 9BT**



- 2 suites of office accommodation to first floor of Business Centre
- Shared kitchen and toilet facilities
- Lift access to first floor
- Parking area for occupiers of Suites
- Close to Nelson town centre, Train/Bus Station and with easy access to the M65 Motorway

Offers of inclusive rent in the region of £7,675 per annum invited



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Accommodation briefly comprises:

FIRST FLOOR: **Suite 203:** Office area of approximately 41.5 sq.m (447 sq ft) through to two smaller offices with areas of approximately 10.9 sq m (117 sq ft) and 20.5 sq.m (221 sq ft).

Suite 204: Comprising single office approx. 16.8 sq.m (181 sq ft)

Storeroom: Approx 8.6 sq m (93 sq ft).

Consideration may be given to the suites being let separately.

SERVICES: All mains services, except gas, are supplied to the property. The offices are heated by electric wall heaters.

ENERGY EFFICIENCY RATING D. A copy of the certificate is available on request.

LENGTH OF LEASE Negotiable.

RENT Offers of rent invited in the region of £7,675 per annum inclusive of service charge which covers management and maintenance of the external and common areas.

RENT DEPOSIT The lessee may be required to pay a rent deposit equating to 3 months' rent depending on suitable references. This is to cover any lease obligations not complied with during the period of occupation.

5 reserved parking spaces are available for the tenants of the suites within the grounds, and there are also unreserved spaces.

BUSINESS RATES: It is understood that the rateable value is £6600 and the rates payable are £3295 for 2022-23. The lessee may qualify for small business rates reply and for further details contact 01282 661818 or refer to www.pendle.gov.uk

REPAIR: The lessee will be responsible for all internal repair, maintenance and decoration of the suites.

ASSIGNMENT/ UNDERLETTING: The lessee will not be permitted to assign or underlet the premises or any part thereof.

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ALTERATIONS:

The Lessee will not carry out any alterations or improvements without the Lessor's prior written consent. The Lessee will obtain planning consent and building regulations approval if required and any other statutory consents where necessary. If improvements or alterations are required the Lessee may want to consider including these within the lease rather than negotiating a separate agreement.

LEGAL COSTS:

The Lessee will pay the Lessor's legal fees of £420 in preparing the lease if the agreed term is less than 7 years.

VIEWING:

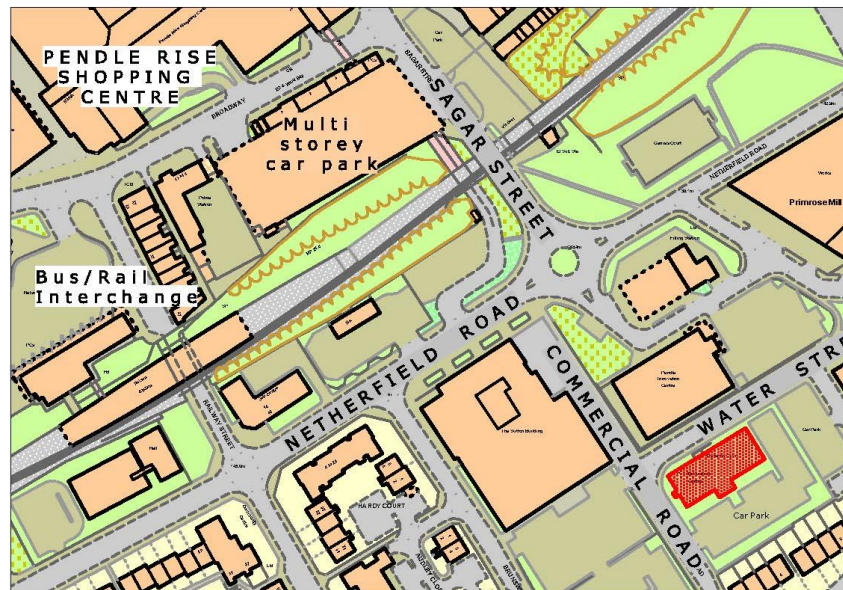
For an appointment to view or for further information contact 01282 878939 or hywel.lebbon@liberata.com

OFFERS:

Please submit your offer in writing on the attached form and return to the address on the form or e-mail the required information to Hywel.lebbon@liberata.com. Please note that the Council is under no obligation to accept the highest or indeed any offer.

If the offer is accepted the lessee will be required to provide a trade, landlord or financial reference.

LOCATION PLAN – PROPERTY SHOWN SHADED RED



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Please return to:

**Liberata UK Ltd, Property Services, No. 1 Market Street, Nelson,
Lancashire, BB9 7LJ**

Email: Hywel.lebbon@liberata.com. Tel. 01282 878939

O F F E R F O R M

In respect of the property known as:-

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MONEY LAUNDERING:

The Council operates a procedure to identify and deal with money laundering.

I am willing to offer the rent of £.....per annum exclusive of
business rates and other outgoings.

Lease term required in years.....

Intended use.....

I understand that my offer will be subject to Council approval and that if accepted it
will be subject to satisfactory references being provided. The Council is not bound
to accept the highest or indeed any offer.

Signature (sign here)

Name of Offeror

Address

.....

.....

Telephone Mobile.....

*By completing this information you consent to us processing your data to support your application
and to provide the requested services. We take your privacy seriously and the data will not be held
longer than necessary and not used for any other purposes*

