



MULTISTOREY MILL WITH SINGLE STOREY WAREHOUSE COMPRISING OFFICE SHOWROOM & MANUFACTURING FACILITY

FOR SALE

Marsden Mill
Brunswick Street
Nelson
Lancashire
BB9 0LY

Size: 7,384 sq.m (79,485 sq.ft)

- High quality office and showroom accommodation.
- Enhanced single storey warehousing serviced off a good sized yard.
- Upgraded lighting, gas space heaters and roller shutter access.
- Located approximately 1 mile from Junction 12 of the M65.

LOCATION

The property is situated approximately 1 mile from Nelson town centre in an established commercial location, being surrounded by manufacturing and warehouse operators. Nelson benefits from good communications being located immediately adjacent to junction 12 and 13 of the M65, which provides links to Preston via the A56 to Manchester.

DESCRIPTION

The property comprises of a three storey mill of stone construction with a multi-pitched roof being finished with profile metal cladding.

To the rear there is a substantial single storey warehouse that is predominantly open plan with metal trussed roofs and a eaves height of approximately 5 metres. The warehouse has been considerably enhanced to provide new lighting, floor standing gas space heaters, compressor system, WC's and offices, and a new roller shutter door leading from an enclosed yard.

In addition there is also a modern steel portal frame warehouse extension finished in profile metal cladding.

Loading is via the enclosed yard, which is accessed off Boston Street.

The multi storey accommodation comprises of stores on the ground and lower ground floor and the first and second floors have been predominantly converted to provide high quality office and showroom accommodation together with canteen facilities for staff.

The offices have suspended ceilings, gas fired central heating and good quality decorations and floor finishes.

ACCOMMODATION

Multi Storey

Lower ground floor	827 sq.m	(8,905 sq.ft)
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First Floor

Offices	310 sq.m	(3,337 sq.ft)
Store	676 sq.m	(7,280 sq.ft)

Second Floor

Office/showroom	770 sq.m	(8,297 sq.ft)
Stores	141 sq.m	(1,518 sq.ft)

Cellar	1,092 sq.m	(11,765 sq.ft)
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Warehouse	3,089 sq.m	(33,252 sq.ft)
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Modern warehouse	476 sq.m	(5,130 sq.ft)
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Gross Internal Area

7,384 sq.m 79,485 sq.ft

PRICE

On Application.

SERVICES

The property has the benefit of all mains services including a substantial power supply and gas space heating to the warehouse. The offices also benefits from gas fired central heating.

SERVICES RESPONSIBILITY

It is the prospective Purchasers responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective Purchasers responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has a Rateable value of £69,000 per annum (2017/18).

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

Tel. 01282 456677
commercial@petty.co.uk

OR

Trevor Dawson Chartered Surveyors
The Portal
Bridgewater Close
Network 65 Business Park
Burnley
BB11 5TT

Tel: 01282 458007

