



FROM 56.82 SQ M (612 SQ FT)

DESCRIPTION

Office suites of various sizes situated within the second floor of the mixed use development.

Access is from a feature entrance on Market Street with a lift serving the whole building. The floor is divided into office suites of various sizes with common areas to include kitchen and both male and female w.c. s. There are two retail units at ground floor with access off Market Street.

SERVICES RESPONSIBILITY

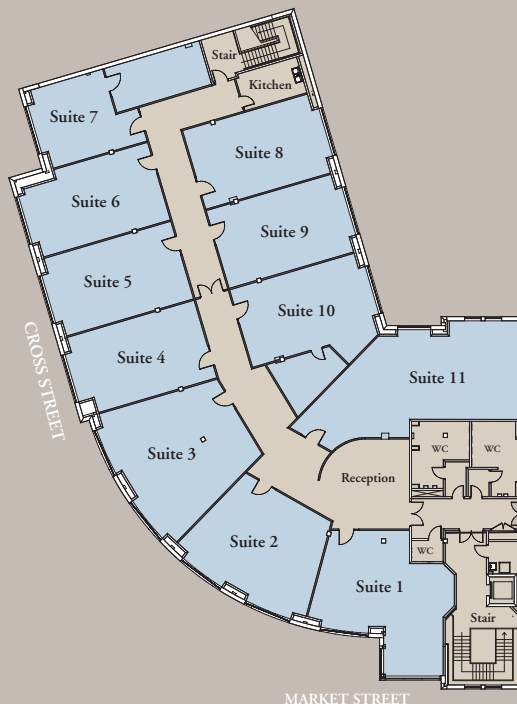
It is a prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

ACCOMMODATION

	SQ M	SQ FT
SUITE 1	76.46	823
SUITE 2	70.65	760
SUITE 3	83.75	902
SUITE 4	58.05	625
SUITE 5	58.70	632
SUITE 6	56.82	612
SUITE 7	63.05	679
SUITE 8	58.62	631
SUITE 9	57.73	621
SUITE 10	77.19	831
SUITE 11	100.28	1,079

GROUND FLOOR RETAIL UNITS

UNIT 1	99.96	1,076
UNIT 2	370.03	3,983



LOCATION

Situated on Market Street within Nelson town centre. The new development is located opposite Nelson Town Hall with close proximity to all the town centre amenities including bus and railway stations.

SERVICE CHARGE

A service charge will be levied to cover management and maintenance of all the common areas.

LEASE TERMS

The suites are available on effective full repairing and insuring terms for a period to be agreed incorporating rent reviews at appropriate intervals.

RENTAL

Upon application.

RATING

The units will have to be assessed upon occupation. An estimate can be provided if required.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

SERVICES

All mains services will be available with the exception of gas. Heating to the units will be via wall mounted electric storage heaters.

VAT

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

LEGAL COSTS

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

VIEWING

Strictly by appointment with the joint agents Trevor Dawson or Petty.

No



MARKET STREET, NELSON

MISREPRESENTATION ACT. Trevor Dawson and Petty for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Trevor Dawson or Petty has any authority to make or give any representation or warranty in relation to this property. 11/07

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A PRESTIGIOUS
DEVELOPMENT BY
BARNFIELD COMMERCIAL





No 1

MARKET STREET

A PRESTIGIOUS TOWN CENTRE DEVELOPMENT
BY BARNFIELD COMMERCIAL

to let

SUITES AVAILABLE FROM
56.82 SQ.M. (612 SQ.FT.)

ALSO 2 GROUND FLOOR RETAIL/OFFICE UNITS
UNIT 1 99.96 SQ.M. (1,076 SQ.FT.)
UNIT 2 370.03 SQ.M. (3,983 SQ.FT.)

CENTRAL LOCATION ADJACENT TO NELSON TOWN HALL AND LIBRARY