



CITRUS

COMMERCIAL CIRCLE



Industrial / Function Hall / Showroom Premises To Let

Springbank Works, Land at Alder Bank, Manchester Road, Nelson, BB9 7SH



36,630
sq ft



Circa
6.5-acre
site



205 car
parking
spaces



Detached
4-bedroom
house



Rent: £350,000 + VAT per annum

DEVELOPMENT HIGHLIGHTS

- Brand New Construction
- 2 Months to Completion of Works
- Prime Canal-Side / Waterfront Setting
- 6m Eaves Height
- May Sell at **£5,500,000 + VAT**

INDICATIVE FINISHED APPEARANCE



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North Manchester Office:
Atrium House, Manchester Road, Bury, BL9 9SW



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Property Overview

Substantial new-build premises in a prime canal-side / waterfront setting

An exceptional opportunity to lease a substantial and highly versatile commercial property extending to approximately 36,630 sq ft, occupying a prominent circa 6.5-acre site at Springbank Works, Manchester Road, Nelson.

The principal building provides an extensive amount of open-plan accommodation suitable for a range of commercial uses, including function and events, showroom, leisure, industrial and other commercial operations, subject to the necessary consents. The scale and configuration of the property make it particularly suitable for occupiers requiring a substantial destination premises with extensive on-site parking.

A major feature of the site is the extensive external provision, with approximately 205 car parking spaces, offering a significant advantage for businesses or venues expecting high visitor numbers, staff requirements or large-scale events.

Also included within the site is a detached four-bedroom house, comprising two reception rooms and two bathrooms, providing useful ancillary residential accommodation alongside the main commercial premises.



KEY FEATURES



Approximately 36,630 sq ft of commercial accommodation



Substantial circa 6.5-acre site



Suitable for function hall, showroom, leisure, industrial and commercial uses (STP)



Approximately 205 on-site car parking spaces



Includes a detached four-bedroom house with two reception rooms and two bathrooms



Prime canal-side / waterfront setting with excellent regional connectivity



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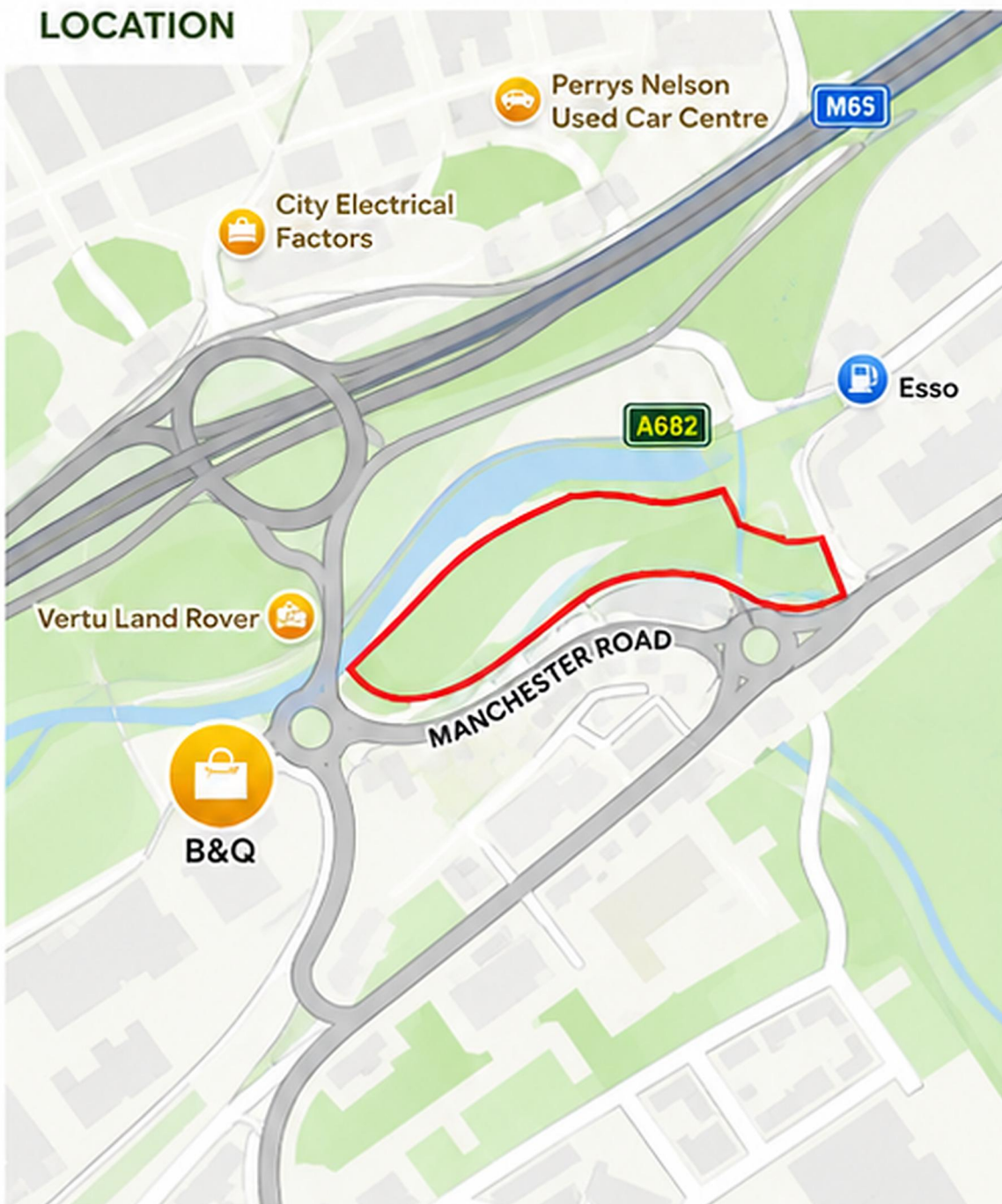
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Site Plan & Location

SITE PLAN



LOCATION



LOCATION & CONNECTIVITY

PROMINENT CANAL-SIDE GATEWAY POSITION

Situated on Manchester Road at the gateway to Nelson, the property combines a highly visible commercial setting with attractive frontage to the Leeds & Liverpool Canal. This distinctive waterfront position sits alongside immediate access to the wider East Lancashire road network. Pendle Council's planning documentation identifies the site as being close to the motorway network and at the gateway to Nelson.

M65 & REGIONAL CONNECTIONS

Junction 12 of the M65 (Brierfield Interchange) is in the immediate vicinity, providing direct connections towards Burnley, Blackburn and Preston, with onward access to the M6 and wider North West. Manchester Road also connects with Nelson town centre, Brierfield and surrounding commercial areas.

ESTABLISHED COMMERCIAL NEIGHBOURS

Nearby occupiers include B&Q Nelson, Perrys Nelson JAECOO, Range Rover and CEF, together with the established Lomeshaye commercial area - reinforcing the site's appeal for commercial, showroom and destination-led uses.

36,630
SQ FT

CIRCA 6.5
ACRES

205
PARKING SPACES



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Accommodation & Proposed Layout

Extensive ground and first floor accommodation with flexibility for a range of operational uses



ANCILLARY RESIDENTIAL ACCOMMODATION



Detached four-bedroom house with two reception rooms and two bathrooms included within the wider site.

INDICATIVE FINISHED APPEARANCE



KEY ACCOMMODATION SUMMARY



The property is arranged over ground and first floor levels.



The proposed internal arrangement provides a significant main function / commercial area alongside extensive ancillary accommodation.



Proposed facilities include kitchen and holding kitchen facilities, drinks bar, bride's room, staff accommodation, offices, male and female prayer rooms, male and female WC facilities, accessible WC provision and lift access between floors.



The first floor incorporates further substantial open-plan accommodation together with offices and ancillary facilities.



The proposed layout provides occupiers with considerable flexibility to adapt the building around their individual operational requirements.

POTENTIAL USES

EVENTS & LEISURE

- Function / weddings & banqueting
- Events / conferences
- Exhibition venue
- Leisure / gym
- Indoor sports / padel
- Children's activity centre

COMMERCIAL & COMMUNITY

- Large-format retail / showroom
- Vehicle showroom
- Trade counter / builders' merchant
- Training / education
- Worship / community
- Industrial / warehouse / distribution

All uses subject to planning and necessary consents.



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External Areas, Access & Viewings

A DISTINCTIVE WATERFRONT SETTING

A defining feature of the site is its attractive frontage to the Leeds & Liverpool Canal, creating a distinctive canal-side / waterfront setting rarely available with commercial accommodation of this scale. The waterside position, established landscaping and substantial self-contained grounds provide a strong sense of arrival, while extensive circulation and parking support business, leisure, events and destination-led uses.



Rent: **£350,000** + VAT per annum



Approximately **205** car parking spaces



Viewings strictly by appointment
through **Citrus Commercial Circle**

CONTACT US



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Interested parties should satisfy themselves as to the accuracy of the information provided.