

Phone: 01282 428486
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WHITEACRES 

TO LET

- Detached warehouse unit on extremely popular business park
- Located off the A59 half a mile from Clitheroe Town Centre and ten miles from Skipton & Blackburn
- Substantial gated/fenced yard providing 20 car parking spaces
 - Extending to 6,000 sq ft (557 sq m)

AVAILABLE 1ST OF APRIL 2018



Unit 15 Deanfield Drive
Link 59 Business Park
Clitheroe
BB7 1QJ

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LOCATION

The property is located on the very popular Link 59 Industrial Estate which is home to various companies including Travis Perkins, Harrison's Tyres, Divine Lighting and Hodson's Coaches.

The estate is located off Pimlico Link Road approximately a quarter of a mile from the A59. Clitheroe Town Centre is within less than a mile of the estate and the towns of Skipton and Blackburn are both within a ten mile radius.

Clitheroe is a market town approximately 35 miles North West of Manchester with a current population in the region of 14,675.

DESCRIPTION

A high quality detached warehouse building close to Travis Perkins on the extremely popular Ribble Valley Link 59 Business Park.

The warehouse is of portal frame construction with glazed frontage, two roller shutter doors and two gated yard providing car parking to the front and side for up to 20 vehicles.

Internally there is a two storey L shaped office block providing two large sales offices, a boardroom, kitchen, three smaller private offices and two sets of toilet facilities. The warehouse is fully open plan with a W.C. and shower in the corner and two electric sectional shutter doors.

The warehouse has a maximum eaves height to the apex of 7 metres with the height of each loading door being just under 4 metres.

Externally there are two palisade gated/fenced yard areas providing excellent off road car parking and loading into the warehouse from the left hand side of the property.

ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

Description	Sq ft	Sq m
GROUND FLOOR		
Warehouse	3,856.7	358.3
Sales office	911.7	84.7
Small office	100.1	9.3
Kitchen	94.7	8.8
FIRST FLOOR		
Boardroom	242.2	22.5
Sales office	400.4	37.2
Directors Office	188.4	17.5
Side office	204.5	19.0
GIA	5,998.7	557.3

(See attached floor plan)

LEASE TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

RENT

On application.

VAT

We have been informed that the rent is subject to VAT at the prevailing rate.

BUSINESS RATES

We have been verbally informed that the rateable value for this property is £26,189 with the current rates payable based on a multiplier of 0.479 being £12,544 (2017/18).

The amount payable is dependent on the tenants circumstances and interested parties should contact Ribble Valley Council on 01200 425111 to confirm the exact payable amount. We have attached the business rates breakdown below in order to provide further information.

SERVICES

We understand the property has the benefit of 3 phase electricity, mains water and gas heating

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

PLANNING

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

SERVICE CHARGE

The tenants will be responsible for any maintenance/management charges in relation to the common areas of the Business Park.

OUTGOINGS

In addition to the rent the tenants are to be responsible for the services, buildings insurance and any Business Rates liability.

LEGAL COSTS

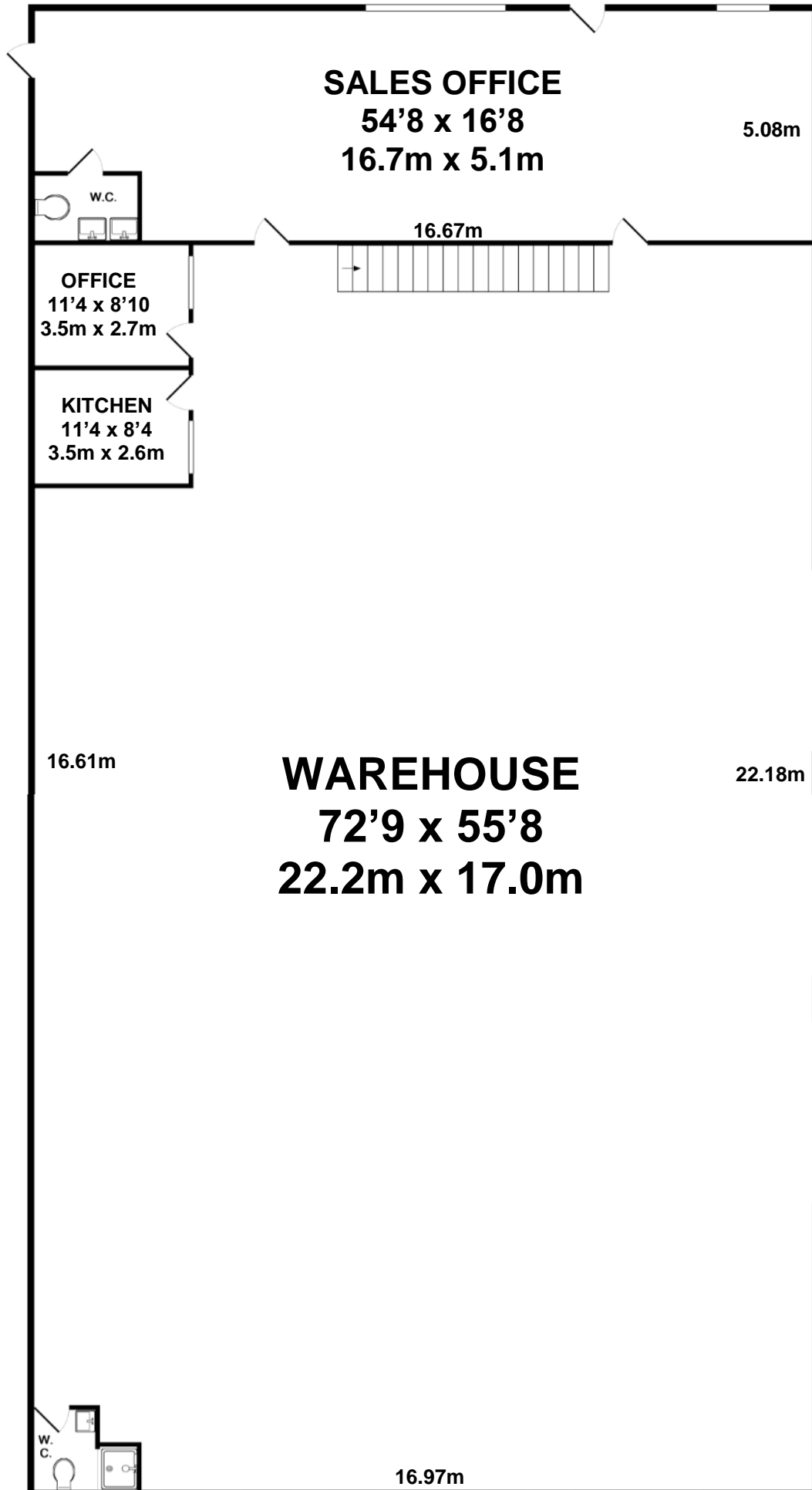
Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange a viewing please Contact:
Tel: 01282 428486
Email: info@whiteacres-property.co.uk

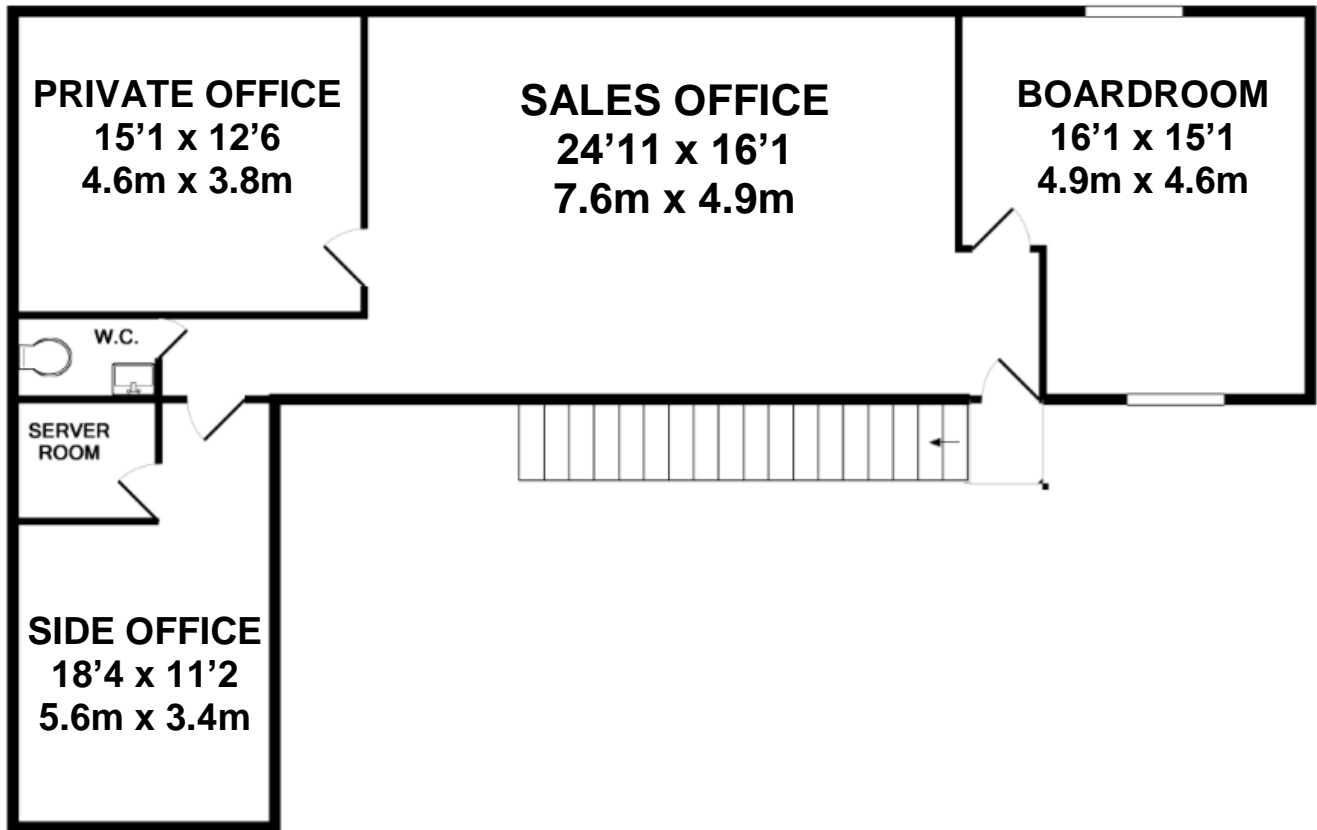
SUBJECT TO CONTRACT

GROUND FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY
IN ORDER TO ASSIST A PROSPECTIVE TENANTS. APPLICANTS MUST
CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

FIRST FLOOR



THE FLOOR PLAN IS PROVIDED FOR IDENTIFICATION PURPOSES ONLY
IN ORDER TO ASSIST A PROSPECTIVE TENANTS. APPLICANTS MUST
CONFIRM ALL SIZES AND DIMENSIONS THEMSELVES.

BUSINESS RATES BREAKDOWN

Unit 15, Link 59 Business Park, Deanfield Drive, Clitheroe, Lancs, BB7 1QJ

Current valuation

Other valuations

Similar properties

Description	Workshop and premises
Local authority	Ribble Valley
Local authority reference	0510450015000
Base rate	£41.52 per m ² /unit
Transitional Relief certificate issued	No ?

Valuation scheme reference	374865
Special category code	096G
Effective date	1 April 2017
Appeals	0

The rateable value is rounded down to

£26,000

This is not the amount you will pay. The rateable value is used to calculate your rates bill.

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
Ground	Workshop	359.8	£40.48	£14,565
Ground	Showroom / Laboratory	103	£49.82	£5,131
First	Office	79.1	£49.82	£3,941
Mezzanine	Storage / Server Room / W / c	27.2	£20.24	£551
		569.1		£24,188

Additional details

Description	Area m ² /unit	Price per m ² /unit	Value
Hard Surfaced, Fenced Land	264	£3.25	£861
	264		£861

Car parks

Spaces	Area	Value
19	0	£1,140

Total value: **£26,189**