

Phone: 01282 428486
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TO LET

- Brand new detached portal frame warehouse now available in Barnoldswick
- Property situated 9 miles from Skipton and 5 miles from Colne
- Open plan accommodation extending to 7,500 sq ft with double loading doors and office
- Large tarmac yard which could be fenced if required
- Within walking distance of Barnoldswick Centre



Unit 8 Ravenscroft Way
Jackdaw Road
Barnoldswick
BB18 6DX

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LOCATION

The property is situated on Ravenscroft Business Park on the outskirts of Barnoldswick. Other businesses on the estate include Pennine Tools Aerospace, Silentnight Beds and Rolls Royce Engineering.

The industrial estate is located within walking distance of Barnoldswick Town Centre with a number of banks and local shops.

The estate is located off Wellhouse Road close to Skipton Road (B6252) and only 9 miles from Skipton and 5 miles from Colne. Barnoldswick is on the Lancashire/Yorkshire border with a current population in the region of 11,000.

DESCRIPTION

A brand new detached portal frame warehouse which was complete in summer 2017. The warehouse is finished in grey profile cladding with high spec insulation and various clear roof panels providing superb natural light.

The warehouse has double electric loading doors together with a personnel door and windows to the front elevation.

The property is relatively square in shape and has LED lighting, three toilets and a large tarmac yard which could be fenced if required.

The property has three phase electricity, mains gas and is ideal for a warehouse or engineering use.

ACCOMMODATION

Internal dimensions

85.34 ft x 88.96 ft = 7,596 sq ft
26.01m x 27.11m = 705.13 sq m

LEASE TERMS

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

RENT

£40,000 per annum + VAT.

VAT

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

BUSINESS RATES

The property is currently used by a larger business and will require a separate assessment. Whiteacres can provide a good indication of the likely payable business rates on request.

SERVICES

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

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 that the property has the correct planning consent for their proposed use and there are no restrictions.

SERVICE CHARGE

Any service charge cost in relation to the estate will be the tenant's responsibility.

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:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT