

TO LET



Modern industrial unit extending to 1764 sq ft

Unit 11 Whalley Industrial Park, Clitheroe Road, Barrow, Clitheroe, BB7 9WP

- ❁ Open plan industrial premises with office space and mezzanine floor
- ❁ High profile position towards the front of Whalley Business Park being opposite The Eagle at Barrow
- ❁ Popular Ribble Valley location only half a mile from the village of Whalley
- ❁ Roller shutter measuring 2.5m in width and 3.4m in height
- ❁ On site car parking and communal yard for goods delivery
- ❁ Free business rates for eligible tenants

AVAILABLE EARLY 2025

NO CAR OR VEHICLE USES CONSIDERED

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located at the front of Whalley Business Park opposite the Eagle at Barrow and approximately half a mile from the A59.

Whalley village is also located within half a mile of the property and the Town of Clitheroe is approximately 2 miles from the business park.

Other businesses on the estate include Whalley Motor Services, Healthy Options Pet Food and Glen Slater Contractors.

Description

An industrial unit located on a popular Ribble Valley Business Park. The property comprises of open plan storage space on the ground floor with a small private office, and a mezzanine floor.

The unit has LED lighting, concrete floors and a roller shutter door measuring 2.5m x 3.4m

Externally there is a substantial shared yard providing parking and loading for the tenants of the business park.

Please note the landlords of the business park are not prepared to consider any vehicle related use as the car parking on this site is already limited.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse space	10.7 x 9.3	1071.1	99.51
Laoding Bay	10.1 x 3.1	337.0	31.31
Office	4.8 x 2.4	124	11.52
WC	1.3 x 1	13.9	1.3
Kitchenette	2.6 x 1	27.9	2.6
Mezzanine	7.4 x 2.4	190.5	17.7
GIA		1764.2	163.9

Terms

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

Rent

£995 per calendar month plus VAT.

Vat

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

Business Rates

We have been informed that the rateable value for the property is £8,000.

The ingoing tenant is likely to benefit from 100% rates relief to confirm these details please contact Ribble Valley Council on 01200 425111.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance and the services which will be recharged based on consumption.

Services

We understand the property has the benefit of mains electricity and water.

Service responsibility

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

Legal Costs

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

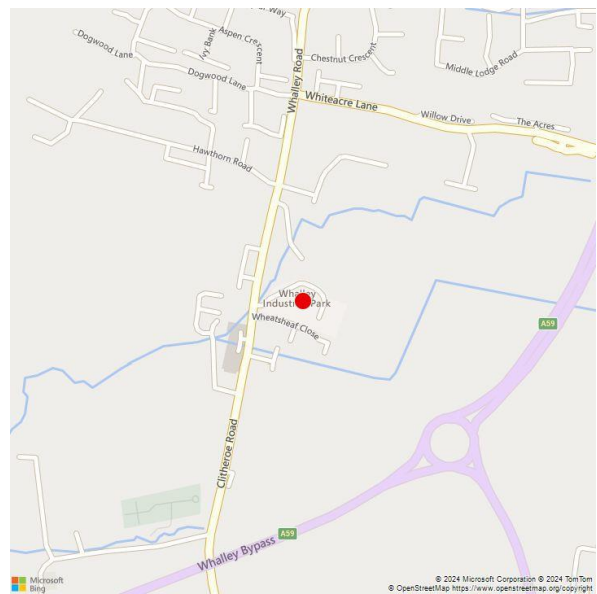
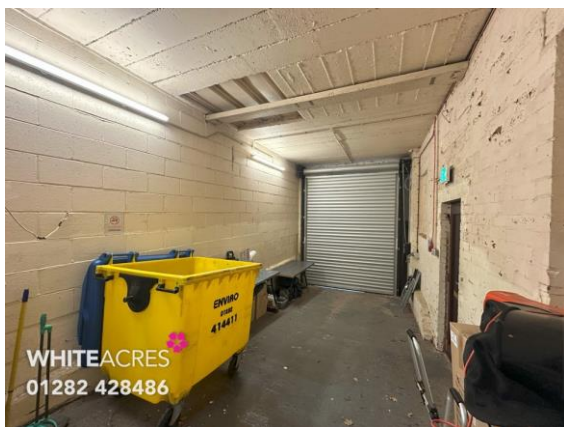
Viewings

Please contact the agents:

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Padiham

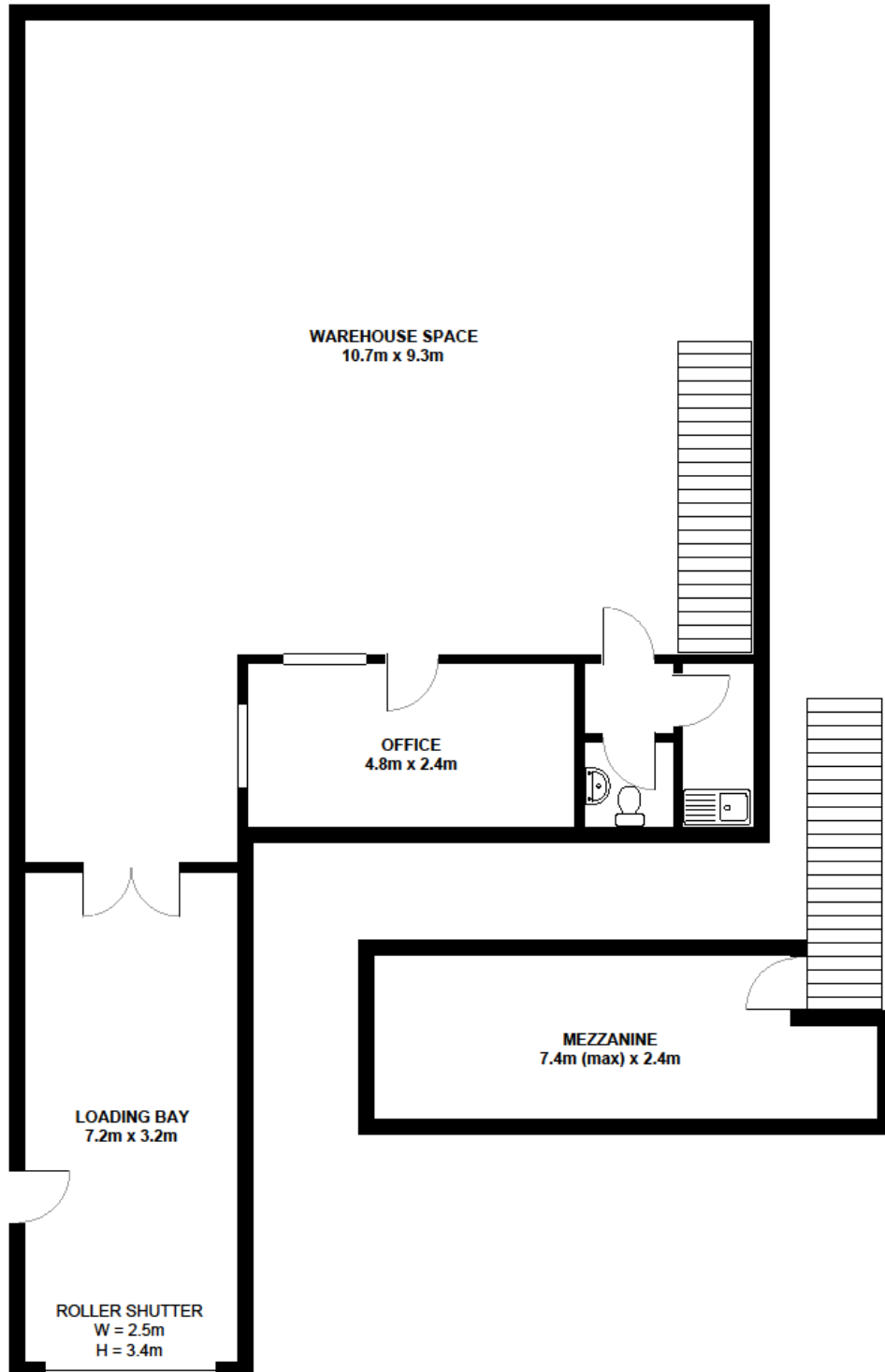


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INDUSTRIAL UNIT WITH SPACE SPACE
(approx 163 sq meters, 1764 sq ft)



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NOT TO SCALE