

TO LET



Workshop unit with mezzanine extending to over 1151 sq ft

Unit 2 Whalley Industrial Park Clitheroe Road , Barrow, BB7 9WP

- ❁ A mid parade workshop unit extending to approximately 1151 sq ft (107 sq m)
- ❁ Popular Ribble Valley Business Park being only half a mile from Whalley village with good access to the A59
- ❁ Designated parking bays with additional on-site car parking available
- ❁ Free business rates for eligible tenants
- ❁ Private office, WC facilities and ample mezzanine storage
- ❁ Large roller shutter measuring 3.9m in width and 3.9m in height
- ❁ Ideal for small to medium businesses looking for a base in the Ribble Valley
- ❁ Rent inclusive of service charge and buildings insurance

AVAILABLE FROM OCTOBER 2025

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

Location

The property is located to the rear 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

A mid parade workshop/industrial unit which has been occupied by a laundrette company for a number of years.

The unit benefits from large workshop space on the ground floor, as well as a private office and WC facilities. The unit also has additional mezzanine storage and office space.

The unit is equipped with an electrically operated roller shutter door measuring 3.9m in both height and width. Along with 3 phase electricity and fluorescent lighting.

The property is available from the beginning of October 2025.

Accommodation

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Workshop, private office, & WC facilities	10m x 10.7m	1151.7	107
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Terms

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

Rent

£750 per calendar month.

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 £7,100.

The prospective tenant is likely to benefit from Small Business Rates Relief and interested parties should contact Ribble Valley Council on 01200 425111 to confirm the exact payable amount.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for all services connected to the property, including water rates.

Services

We understand the property has the benefit of three phase 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.

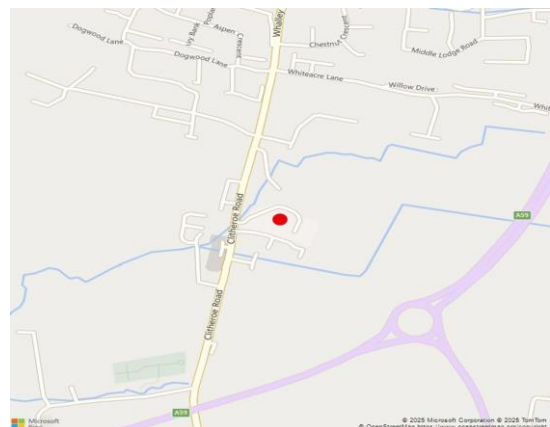
Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

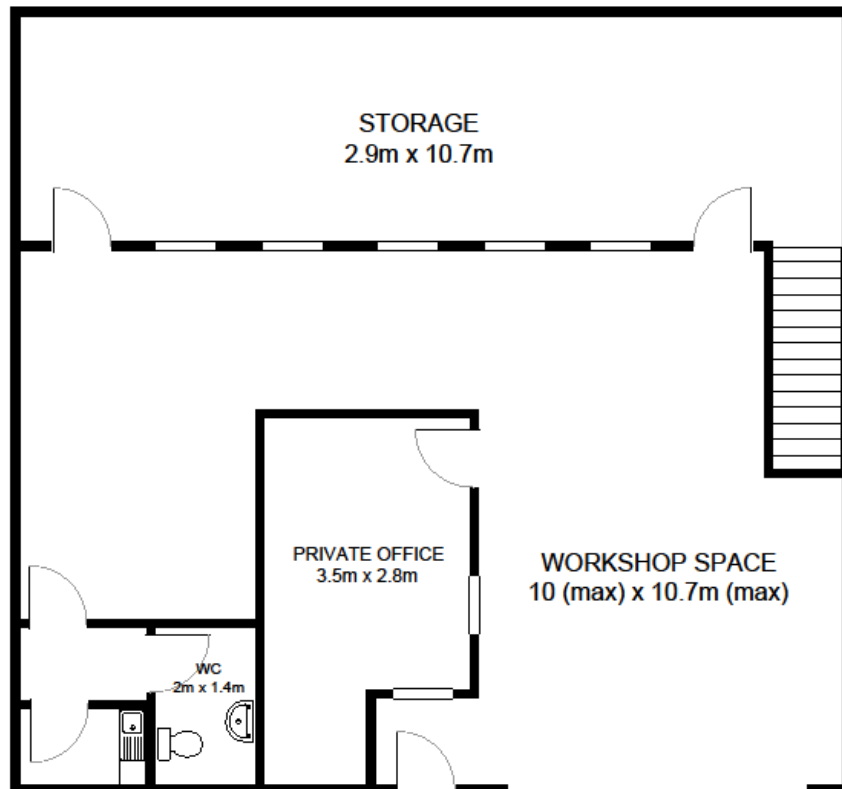
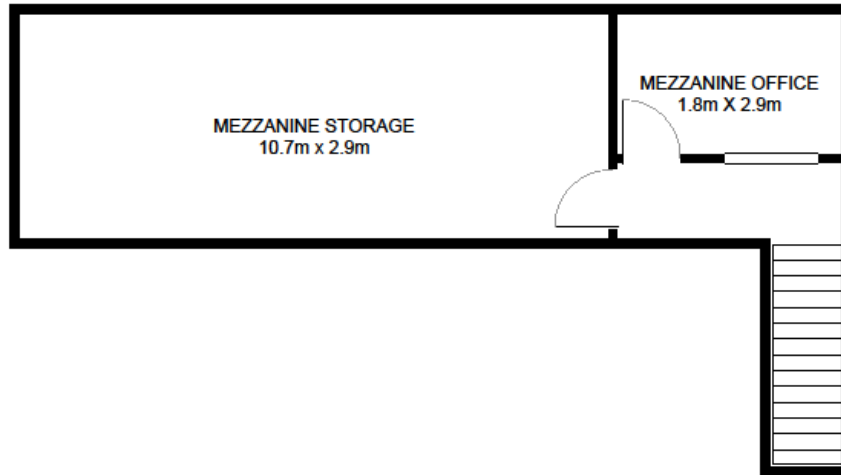
Isaac Warriner
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Whiteacres Property
Church House
10 Church Street,
Padiham
BB12 8HG



WORKSHOP SPACE WITH MEZZANINE

(approx 107 sq meters, 1151.7 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE