

Mitton Road Business Park, Whalley, Clitheroe, Lancashire BB7 9JY



To Let
1,012 sq ft
New Business Unit
Last One Remaining

Location

The development is located off Mitton Road (B6246) approximately one mile north of Whalley. Access to the national motorway network is via the A59, which lies approximately 10 miles from Junction 31 of the M6 motorway.

Description

Mitton Road Business Park is a new development of four terraces of industrial/business units.

The units are constructed on a steel portal frame with blockwork and insulated profile steel cladding, over clad with timber. Access to each unit is via steel pedestrian doors and sectional up and over loading doors.

Internally the premises comprise solid concrete floor, concrete panelled internal walls and internal eaves height of 14'3". The property has mounted fluorescent lighting and stud partitioned toilet and sink facilities.

To the rear of the unit is a mezzanine floor, constructed on a steel frame, with chipboard flooring.

Fronting each unit is parking for 2 vehicles, plus additional overflow.

It may also be possible to convert the unit to an office by replacing the loading door with a full height window

Accommodation

Current Availability (April 2017)
Unit 2
Ground floor 671 sq ft

Mezzanine 341 sq ft
Total 1,012 sq ft

Services

All mains services, excluding gas, are connected to the property. The property benefits from 3 phase electricity

Rating

Although the premises have not yet completed, we would assess their rateable value to be beneath the £12,000 threshold figure, below which, from April 2017, the majority of occupiers will not pay business rates.

Lease Terms

The premises are available by way of a minimum 3 year tenancy with the ingoing tenant to occupy on full repairing and insuring terms and to be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

Rental

£8,000 per annum

Viewing

Strictly through agents
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TAYLOR WEAVER

CHARTERED SURVEYORS

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RICS

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