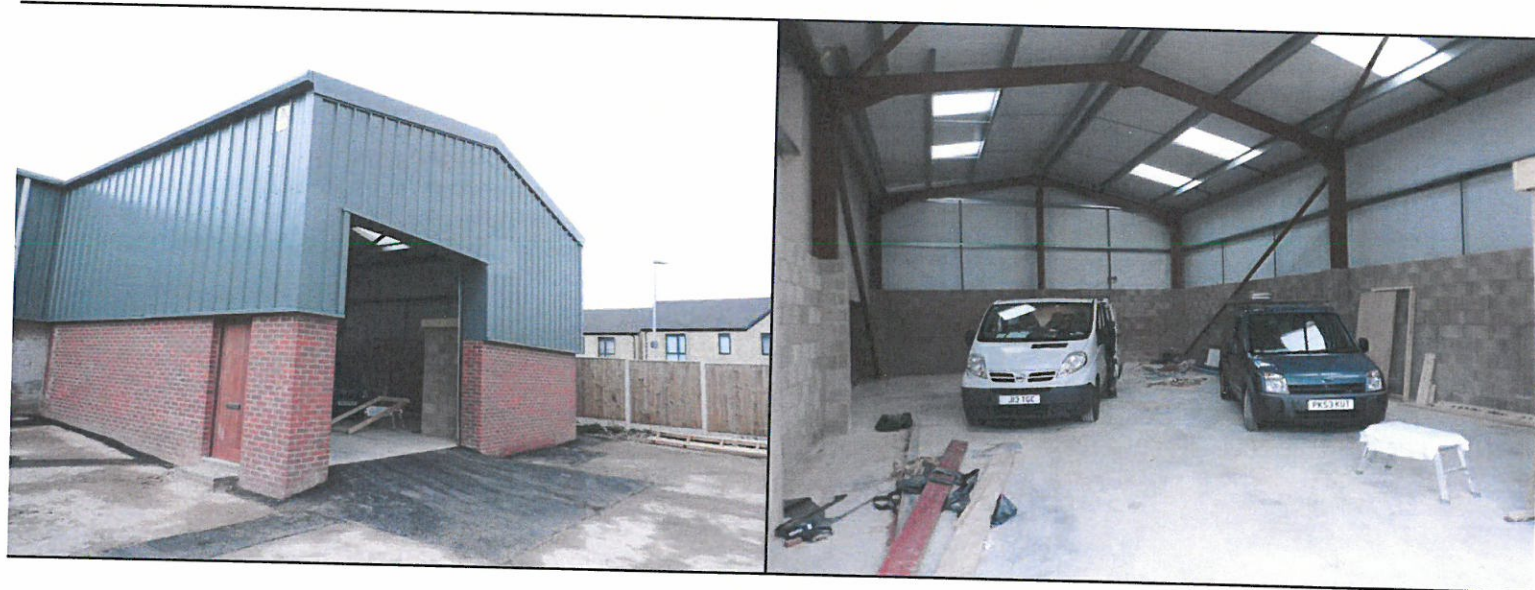


Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk

WHITEACRES 

TO LET

- Last remaining warehouse unit extending to 141 sq m (1517.7 sq ft)
 - Due for completion Summer 2017
- Popular Ribble Valley Business Park location
 - Close to A59 and Whalley Village



Last Remaining Brand New Unit
Whalley Business Park
Clitheroe Road
Whalley
BB7 9AE

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.



WHITEACRES

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LOCATION

The warehouse is located on Whalley Business Park opposite the Eagle at Barrow. The A59 is within a 5 minute drive of the unit which is positioned between Whalley and Clitheroe.

Other businesses on the estate include Redmoon Concepts, Hermes Parcel Delivery Franchise and Healthy Options Pet Food.

DESCRIPTION

A brand new steel portal frame warehouse unit due for completion in summer 2017 on a popular Business Park on the outskirts of Whalley village.

The warehouse unit will be of steel portal frame construction with brick elevations, sectional shutter door with personnel door. Internally the unit will be fully open plan and will benefit from three phase electricity and W.C facilities.

Externally there is a large shared yard for car parking and loading.

PLANNING

The new warehouse has planning consent for B1 use with restricted hours to operate between 7am and 7pm Monday to Friday and 8am to 1pm on Saturdays with no work taking place on Sundays or bank holidays.

Further details are available from our office or from Ribble Valley Borough Councils planning website with the following application number:

3/2016/0059

ACCOMMODATION

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

Unit A	141 sq m (1,517.7 sq ft)	£11,000 per annum + VAT
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TERMS

The unit is available by way of a new full repairing and insuring lease for at a term of six years with a break option at the expiration of the third year.

VAT

The rent will be subject to VAT at the prevailing rate.

BUSINESS RATES

To be confirmed.

It is likely that the tenants will benefit from small business rates relief and interested parties should contact Ribble Valley Council on 01200 425111 to confirm the exact payable amount.

SERVICES

We understand the unit will have the benefit of three phase electricity and mains water, however there will be no gas connected.

SERVICES RESPONSIBILITY

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

OUTGOINGS

We understand the rent is inclusive of service charges and buildings insurance.

ENERGY PERFORMANCE CERTIFICATE

A copy of the relevant EPC is available on request.

LEGAL COSTS

The ingoing tenant is to be responsible for the cost of preparing the lease which will be in the region of £500 plus VAT.

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