

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

TO LET



UNIT 7 DEANFIELD WAY LINK 59 BUSINESS PARK CLITHEROE BB7 1QU

- Industrial/Warehouse premises
- 284.74 sq. m. (3,064 sq. ft.)
- Popular Ribble Valley Business Park location
- Close to A59 Clitheroe bypass

LOCATION

Situated within the now well established Link 59 Business Park on the edge of Clitheroe Town Centre. The Business Park is located off Pimlico Link Road which joins the A59 within approximately a quarter of a mile. The A59 is the main arterial route linking the major East Lancashire towns of Blackburn and Burnley with North Yorkshire.

DESCRIPTION

End terraced industrial/warehouse unit of portal frame construction accessed from Deanfield Way. To the front of the property is a concrete forecourt for loading together with a demised parking area.

Access to the property is via an electrically operated roller shutter door with an internal eaves height of approximately 5m.

W.C. and kitchen facilities are available.

ACCOMMODATION

Gross Internal Floor Area

284.74 sq. m. (3,064 sq. ft.)

EXTERNALLY

Concrete forecourt and demised car parking.

SERVICES

All mains services are available including three phase electricity.

SERVICES RESPONSIBILITY

It is the incoming tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.



RATING

With effect from the 1st April 2026 the property will have a Rateable Value of £21,000 we are verbally informed by the Local Authority.

LEASE TERMS

The unit is available on full repairing and insuring terms for a minimum three year period, subject to appropriate rent reviews.

RENTAL

£26,000 per annum

VAT

The rental is quoted exclusive of VAT and is payable quarterly in advance.

SERVICE CHARGE

A service charge is levied on all tenants within the Business Park to cover the management and maintenance of external areas.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs.

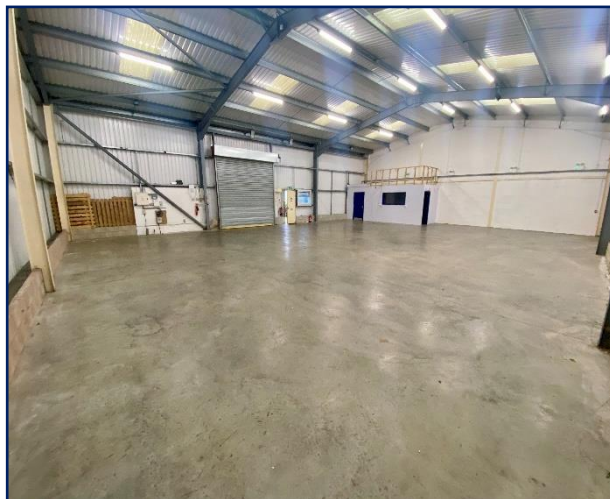
MONEY LAUNDERING

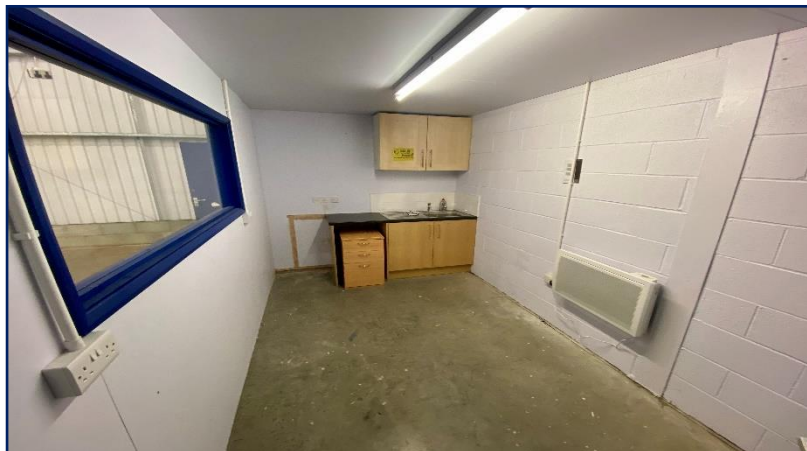
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

Our Ref: MC.KC.2603.16912 Email: michael@tdawson.co.uk





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