

TO LET / MAY SELL

Dutton Manor Mill, Clitheroe Road, Longridge
3,931 - 8,364 Sq Ft



DUTTON MANOR MILL, CLITHEROE ROAD, LONGRIDGE, PR3 2YT

- TO LET / May Sell
- Grade A Offices and Modern Warehouse Accommodation
- Building can be split for sole office / industrial occupiers
- Extensive Parking & Service Yard
- Solar Panels & Air Source Heat Pumps



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Location

Dutton Manor Mill occupies a prominent and accessible position fronting Clitheroe Road (B6243), between the market town of Longridge and the village of Dutton, within the highly regarded Ribble Valley district of Lancashire. The property benefits from excellent connectivity, being approximately 2 miles south of Longridge town centre, 8 miles north-east of Preston and 12 miles west of Clitheroe. Junction 31A of the M6 motorway is within approximately 7 miles, providing convenient access to the wider regional and national motorway network, including the M6, M65 and M61.

The surrounding area is characterised by a mix of established commercial premises, rural businesses and high-quality residential property, offering an attractive working environment whilst retaining excellent accessibility for staff, customers and distribution operations.

Description

Dutton Manor Mill is an exceptional hybrid office and industrial facility situated in the heart of the Ribble Valley. The property has undergone a comprehensive redevelopment and refurbishment programme, creating a highly specified business premises finished to an outstanding standard throughout.

The building can be leased / sold as a whole or alternatively the offices can be split from the warehouse to accommodate smaller requirements. Further details on request.

Externally, the property is accessed via electric security gates and benefits from automated security bollards, providing a secure and controlled environment. The perimeter is monitored by a Hikvision CCTV system with PTZ cameras, supported by a professionally monitored intruder alarm and face recognition access control, delivering an exceptional level of on-site security.

Decorative and security lighting enhances both the evening presentation and operational safety of the site. Beyond the entrance is a substantial service yard serving the warehouse accommodation, together with extensive on-site parking for the office element, which includes multiple EV charging points.

Internally, the property comprises a combination of warehouse and Grade A office accommodation. A detailed schedule of areas is available within the accommodation section of these particulars.

Accommodation

The property has been measured on a gross internal area basis as follows:

Warehouse 411.8 sq. m. / 4,433 sq. ft. Offices 365.2 sq. m. / 3,931 sq. ft. Total 777 sq. m. / 8,364 sq. ft.

The warehouse provides predominantly open-plan space and is accessed via two electrically operated roller shutter doors measuring approximately 5.8 metres wide by 3.5 metres high. The accommodation benefits from a concrete floor, LED lighting and an internal eaves height of approximately 4.6 metres, rising to 5.5 metres at the central apex.

The office element provides high-quality Grade A accommodation incorporating air conditioning throughout, glazed meeting rooms, contemporary breakout facilities and modern WC amenities. The majority of the office accommodation is located at first-floor level, complemented by a number of meeting and ancillary rooms on the ground floor. The office section benefits from a fully integrated Control4 smart building system, providing automated control of lighting, security and audio throughout. The building is served by a full structured data infrastructure with 1Gb/1Gb symmetrical fibre broadband, ensuring occupiers benefit from market-leading connectivity from day one. Further information and floor plans are available upon request.

Lease Terms

Available by way of a new FRI lease for a minimum term of 5 years.

Rating

As published on the VOA website the property has a rateable value of £50,500. We estimate rates payable will be in the region of £21,816 per annum.

Legal Costs

Each party responsible for their own legal costs involved in this transaction.

VAT

VAT is applicable.

Services

All mains services are connected to the property, including an underground attenuation tank for surface water management. The building benefits from a modern and energy-efficient specification, including air source heat pumps, 60kW of roof-mounted solar generation with 120kW of on-site battery storage, a heat recovery ventilation system and EV charging infrastructure.

These features are designed to significantly reduce energy consumption and occupational running costs when compared with more traditional commercial premises. Further information regarding the property's sustainability credentials and energy-saving features is available upon request.

Availability

Available immediately