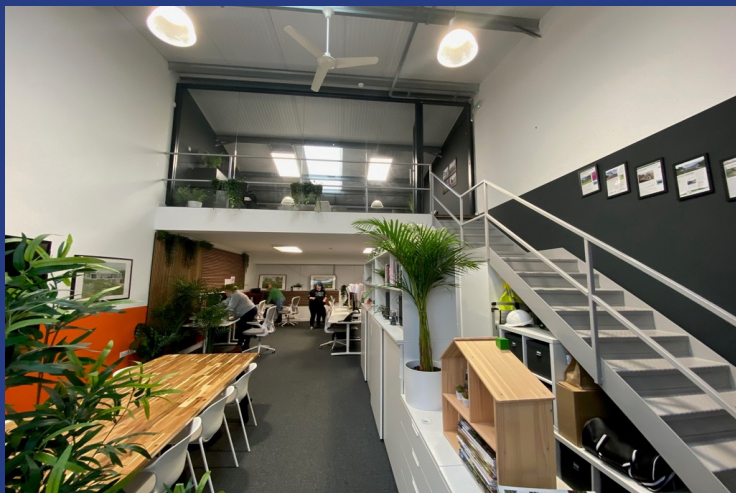


# TO LET

Unit 37 Mitton Road Business Park  
1,050 Sq Ft



## 37 MITTON ROAD BUSINESS PARK, WHALLEY, LANCASHIRE, BB7 9YE

- TO LET - High Specification Office / Retail Unit
- 1,050 sq ft (including 362 sq ft mezzanine)
- Suitable for various uses
- Finished to extremely high specification
- Rent £22,000 pa plus VAT



## 37 MITTON ROAD BUSINESS PARK, WHALLEY, LANCASHIRE, BB7 9YE

### Location

The unit is situated on the highly sought-after Mitton Road Business Park in Whalley. The park enjoys a convenient location just off Mitton Road (B6246), approximately one mile north of Whalley town centre.

Please refer to the location plan for further details.

### Description

Mitton Road Business Park is a contemporary development offering a mix of light industrial, retail, and office accommodation.

Constructed to a high standard, the units feature a steel portal frame with durable blockwork and insulated profile steel cladding, ensuring both efficiency and longevity.

Unit 37 has been finished to an excellent specification, making it ideal for modern office or showroom use. The interior is thoughtfully designed, including a mezzanine level that has been converted into additional office space with glass partitioning providing flexible working areas.

The unit is fully carpeted throughout and benefits from well-finished WC and kitchen facilities, delivering a comfortable and professional working environment.

### Accommodation

We have calculated that the property has a net internal area as follows :

Ground Floor 688 sq.ft  
Mezzanine 362 sq.ft

Total 1,050 sq.ft

### 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, which include business and water rates, electricity and gas and service charge.

### Rating

The property has a rateable value of £7,900. Subject to qualifying conditions the ingoing tenant will benefit from small business rate relief, meaning no rates would be payable.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

### VAT

VAT is applicable

### Services

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

### Availability

Available from June 2026

## Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Additional Information

#### Rent

£22,000 Per Annum

#### Viewing

Strictly through agents

Taylor Weaver  
(James Taylor)  
01254 699030

[james@taylorweaver.co.uk](mailto:james@taylorweaver.co.uk)