

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



22 DEANFIELD COURT LINK 59 BUSINESS PARK CLITHEROE BB7 1QS

- 510.95 sq. m (5,500 sq. ft.)
- Including quality mezzanine incorporating office/showroom 136.37 sq. m (1,468 sq. ft.)
- High quality fit-out.
- Prominent end terrace location.
- Suitable for light industrial/warehousing/office premises.
- Adjacent to A59 Clitheroe bypass.

LOCATION

Situated within the popular Link 59 Business Park which comprises various modern units built for both owner occupation and speculatively for leasehold purposes.

The Business Park is located at the edge of the larger Salthill Industrial Estate approximately 1.5 miles North East of Clitheroe town centre.

The A59 Clitheroe bypass is approximately half a mile distant and links the Ribble Valley to Preston and Skipton. Junction 7 of the M65 is approximately 10 miles distant to the South.

DESCRIPTION

End terrace industrial/warehouse unit of steel portal frame construction clad externally in plastisol coated insulated profiled sheet metal. The profiled steel clad roof incorporating double skin roof lights.

Internally concrete floor. 5 metre internal eaves height. Loading is via an electric roller shutter door on the front elevation.

Within the property are integral two-storey offices. The ground floor provides reception, office, IT room and staff facilities to include male and female WCs. The first floor provides a further reception area with two further private offices.

To the rear of the offices is a mezzanine area which has partly been partitioned off to provide a large further showroom/office/storage area with the remaining area providing mezzanine storage.

ACCOMMODATION

Ground Floor

Warehouse	226.60 sq. m (2,439 sq. ft.)
Offices	73.99 sq. m (796 sq. ft.)

First Floor

Offices	73.99 sq. m (796 sq. ft.)
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Mezzanine area incorporating office/showroom	136.37 sq. m (1,468 sq. ft.)
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Total Gross Internal Floor Area
510.95 sq. m (5,500 sq. ft.)

EXTERNALLY

The unit is in a courtyard location benefitting from 7 car parking spaces.

SERVICES

All mains services are available including three-phase electricity. The offices benefit from a gas fired hot water central heating system and air conditioning to the first floor offices.

SERVICES RESPONSIBILITY

It is the ingoing 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 £28,750 we are verbally informed by the Local Authority.

RENTAL

£44,000 per annum.

The rental is to be payable monthly in advance.

LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is applicable.

SERVICE CHARGE

A Service Charge is levied to cover management and maintenance of the common areas within the Business Park.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

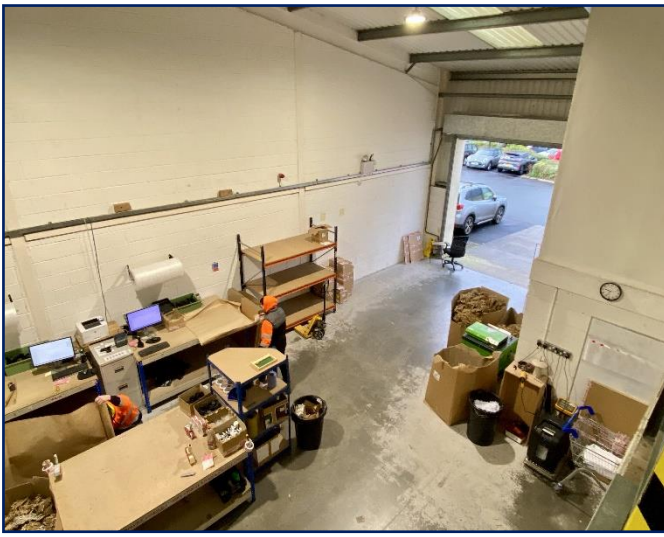
LEGAL COSTS

Each party to be responsible for their own costs.

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.2602.16897 Email: michael@tdawson.co.uk





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