

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET  
AVAILABLE Q2 2027  
(DUE TO RELOCATION)**



**UNIT 15 DEANFIELD DRIVE  
LINK 59 BUSINESS PARK  
CLITHEROE  
BB7 1QJ**

- Detached workshop/warehouse with quality integral offices.
- 608 sq. m Gross Internal Floor Area.
- Situated within the popular Link 59 Business Park.
- Just off the A59 Clitheroe bypass.
- Secure fenced site.

## LOCATION

Situated within Link 59 Business Park which is accessed off Pimlico Link Road which connects with the A59 approximately a quarter of a mile away.

The A59 is the main arterial route linking the major East Lancashire towns of Blackburn and Burnley with North Yorkshire.

Clitheroe town centre and all its amenities are within one mile. The property is within the Local Authority area of Ribble Valley.

## DESCRIPTION

Detached industrial unit of portal frame construction clad externally in full height in insulated profile sheet metal with insulated roof with translucent roof lights to the warehouse area.

The office frontage is a feature front window with UPVC glazed windows to reception and first floor.

Internally the property provides integral two-storey offices. The ground floor comprises reception, open plan sales area with rear meeting rooms, archive, WC's and kitchen.

The first floor provides three frontal offices together with a rear open plan office and boardroom together with further kitchen area and WC.

To the rear of the offices, is an open plan warehouse area accessed via two electrically operated roller shutter doors from the side yard area. Concrete floor. Eaves height of approximately 6 m.

## ACCOMMODATION

### Ground Floor

|           |            |
|-----------|------------|
| Warehouse | 264 sq. m. |
| Offices   | 172 sq. m. |

### First Floor

|         |            |
|---------|------------|
| Offices | 172 sq. m. |
|---------|------------|

Total Gross Internal Floor Area 608 sq. m.

## EXTERNALLY

The property is within a self-contained site secured by palisade fencing. To the front of the property is a tarmacadam parking area. To the side of the building is a concrete surfaced loading yard.

## SERVICES

All mains services are available including three-phase electricity. Some of the offices benefit from air conditioning.

## 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

The property has a current Rateable Value of £41,500 we are verbally informed by the Local Authority.

## RENTAL

**£52,250 per annum**

The rental will be payable quarterly or monthly in advance and is quoted exclusive of VAT.

## LEASE TERMS

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

## OCCUPATION

Q2 2027.

## VAT

VAT is applicable.

## SERVICE CHARGE

A Service Charge is levied on all occupiers within the estate to cover management and maintenance of the common estate areas.

## ENERGY PERFORMANCE CERTIFICATE

The property has a current Energy Rating of C valid until the 25<sup>th</sup> March 2028. A copy is available upon request.

## LEGAL COSTS

Each party will be responsible for their own costs incurred.

## MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant 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.

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