

PROPERTY PARTICULARS

INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



UNIT 4 DEANFIELD COURT LINK 59 BUSINESS PARK CLITHEROE BB7 1QS

- Mid terrace quality industrial unit.
- Popular Business Park location within a few minutes' drive of the A59.
- 2,497 Sq. Ft. with dedicated parking.

LOCATION

Deanfield Court forms part of the popular Link 59 Business Park on the edge of Clitheroe town centre and less than a few minutes' drive from the A59.

DESCRIPTION

Mid terrace unit of steel portal frame construction with insulated profile steel walls and roof. Loading is via a frontal electrically operated roller shutter door with an adjacent single pedestrian door.

The warehouse offers open plan floor space with a partitioned office to the frontage, WC and brew station. The unit has an internal eaves height of 5 metres.

Externally, dedicated car parking for five cars.

SERVICES

All mains services are connected including three phase electricity. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The property is listed as having a current Rateable Value of £14,000. The Rateable Value effective from 1 April 2026 is £18,500.

PLANNING

Light industrial and warehouse uses are appropriate.

LEASE

A full repairing and insuring lease is available for a term of years to be agreed incorporating upwards only rent reviews.

RENTAL

£23,000 PER ANNUM

VAT

VAT is applicable to the rent at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ YM 2602.13717 Email caroline@tdawson.co.uk



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