

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



UNIT 1 TWIN BROOK BUSINESS PARK TWIN BROOK ROAD CLITHEROE BB7 1QX

- Modern hybrid unit – office and storage.
- 112.2 sq. m (1,208 sq. ft.) plus 37.56 sq. m (404 sq. ft.) mezzanine.
- Popular commercial area.
- Small Business Rate Relief may be available.
- Available August 2026

LOCATION

Situated within the Twin Brook Business Park, a modern development of similar type units.

Twin Brook is located on the well established Salthill Industrial Estate approximately half a mile East of Clitheroe town centre.

The A59 trunk road is also easily accessible which links Clitheroe and Skipton to the North and the major East Lancashire towns of Blackburn and Burnley to the South.

DESCRIPTION

End-terrace industrial unit of steel portal frame construction clad to the elevations in brickwork to approximately 2 metres and thereabove in insulated profile sheet metal cladding.

Internally protective leaf to the internal faces to approximately 2 metres. Concrete floor. 5.4 metre eaves height.

There is a steel framed timber mezzanine providing further storage with an under working height of approximately 2.03m/6ft 8 inches.

Access is via an electric roller shutter door to the front elevation. 2.95m width x 4.4m height.

Internally the unit includes a WC cubicle.

ACCOMMODATION

Gross Internal Floor area

	112.2 sq. m (1,208 sq. ft.)
Mezzanine	37.56 sq. m (404 sq. ft.)

EXTERNALLY

Dedicated car parking space to the front of the property with a concrete loading apron from Twin Brook Road.

SERVICES

All mains services are available including three-phase electricity. No agas.

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 £10,000. Contact Ribble Valley Borough Council (01200) 425111 or businessrates@ribblevalley.gov.uk with reference to Small Business Rate Relief.

RENTAL

£13,290 per annum

The rental is quoted exclusive of VAT.

LEASE TERMS

The unit 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.

SERVICE CHARGE

A nominal service charge is levied on all occupiers within the Business Park for management and maintenance of the common areas.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

The property has a current EPC Rating of C valid until the 29th May 2028. A copy is available upon request.

LEGAL COSTS

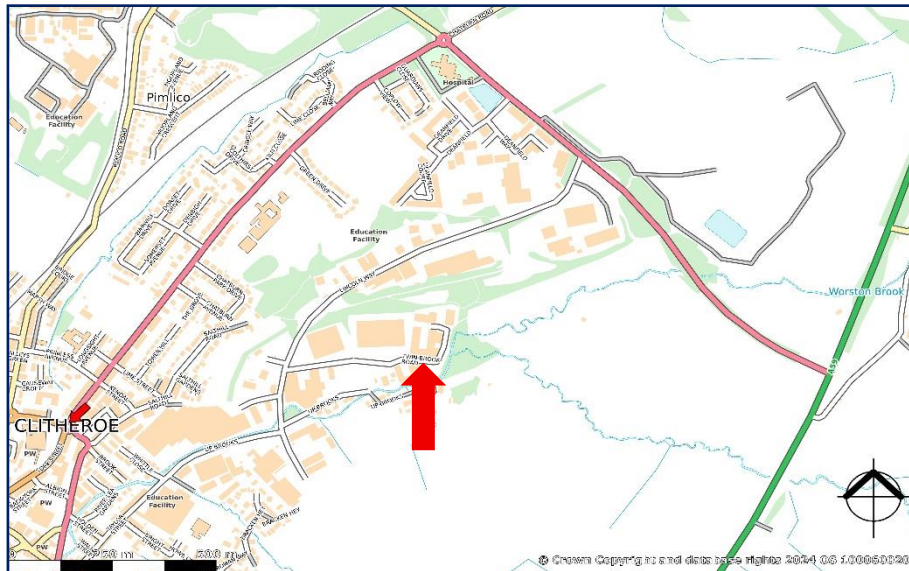
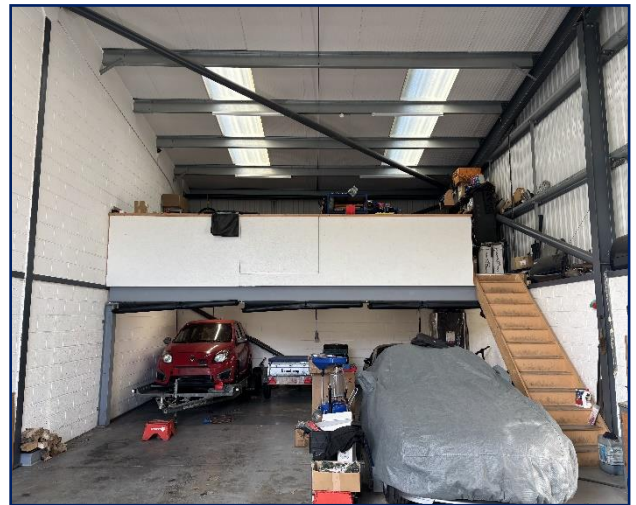
Each party responsible for their own costs incurred.

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.2602.16906 Email: michael@tdawson.co.uk





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