

Unit 1A, Carr Hall, Whalley Road, Wilpshire, BB1 9LJ

TO LET



TO LET

Use - Industrial, Office, Retail,
Miscellaneous, Leisure

Size - 10,000 - 27,018 Sq ft

Rent - £218,850 per annum + VAT

- TO LET - 27,018 sq. ft. / 2,510 sq.m. Industrial with offices
- Prime location in the Ribble Valley, ideal for industrial, showroom, or retail use
- A rare opportunity to lease part of the prestigious Carr Hall Estate
- Versatile space suitable for various business needs
- Additional yard space available, subject to requirements



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The premises are situated within the prestigious Carr Hall Estate, conveniently accessed via the A666— the primary link road connecting Blackburn to the Ribble Valley. (Refer to the location plan for details.)

Description

The property, originally constructed around 2010 as a Garden Centre, features a steel portal frame design with 6m eaves. Its high-quality specification and versatile layout make it suitable for a wide range of uses and requirements. Most recently, it has been utilised for industrial manufacturing.

This unit is part of the larger Carr Hall Estate, located in the picturesque Ribble Valley. The property offers convenient access/loading through four electronically operated roller shutter doors, positioned on the sides of the building. Additionally, a designated large yard area will be allocated to this unit.

The front section of the unit provides well-finished office and ancillary accommodation across two floors, finished to a high standard with features including air conditioning and Cat 5 trunking.

A notable advantage of the site is its substantial power supply, with 1.5 megawatts of environmentally generated electricity provided by on-site wind turbines.

Accommodation

We have measured the building on a GIA basis as follows.

	Sq. Ft.	Sq. M.
Ground floor Warehouse	21,615 sq. ft.	2,008 sq. m.
Offices	5,403 sq. ft.	502 sq. m.
Total	27,018 sq. ft.	2,510 sq. m.

Tenure

Leasehold

Rental

£218,850 per annum + VAT

Lease Terms

The property is available by way of a sublease or assignment of the existing lease.

Rent: £218,850 + VAT per annum.

Lease Term: Expires on 31st July 2031, with no break clauses.

Rent Review: Scheduled for 31st July 2026 (based on Open Market Value).

A copy of the lease is available upon request.

Rating

As published on the VOA website the property has a rateable value of £102,000. Rates payable for 25 / 26 will be in the region of £55,692 per annum.

Legal Costs

Each party to be responsible for their own legal costs.

Services

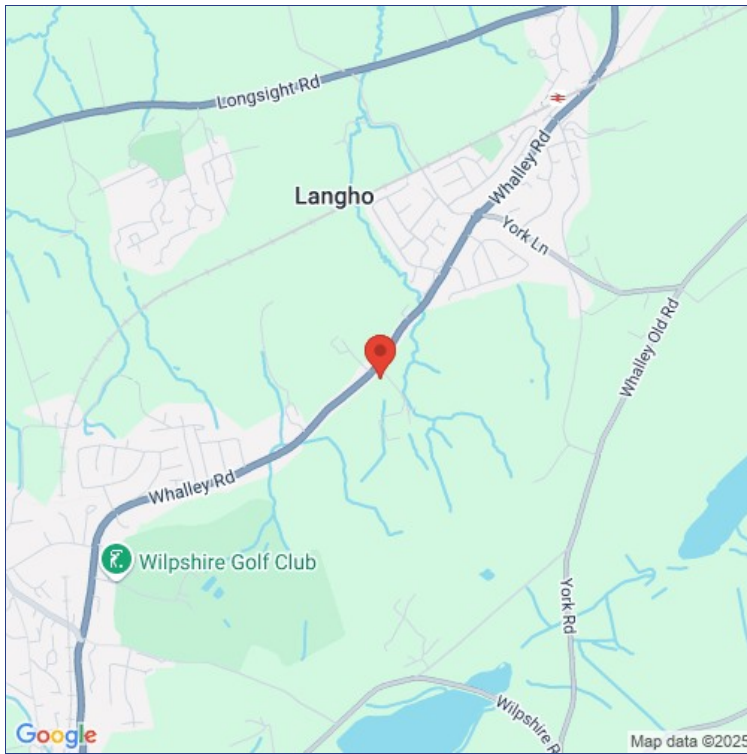
All mains services, with the exception of gas are available to the premises. Electricity is powered by wind turbines which create 1.5 megawatts of green electricity.

Viewing

Strictly through agents

Taylor Weaver
(James Taylor)
01254 699030

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