

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



**RICS**

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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

## 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

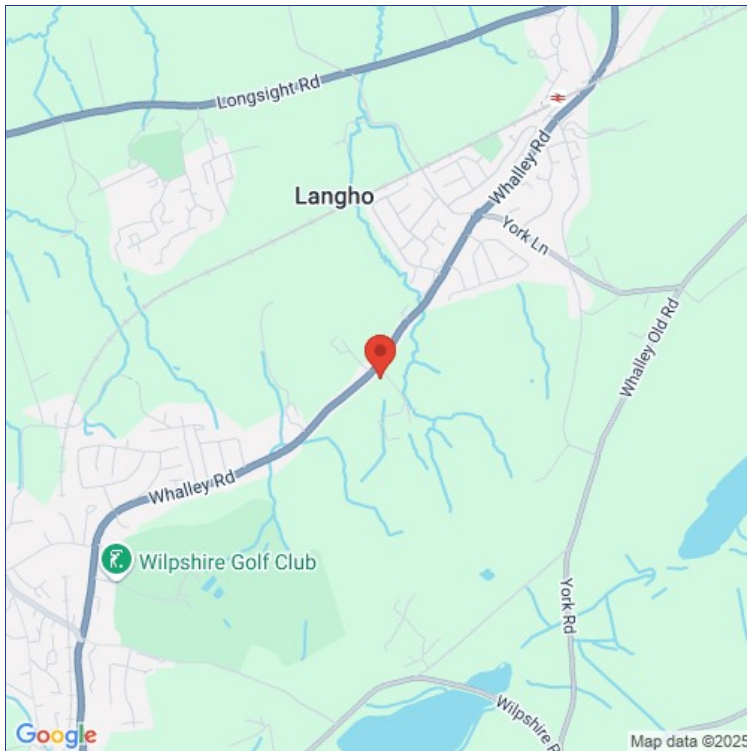
All mains services, with the exception of gas are available to the premises. Electricity is powered by wind turbines which create 1.5 megawatts of green electricity.

## Viewing

Strictly through agents

Taylor Weaver  
(James Taylor)  
01254 699030

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



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

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.