TO LET - Brand New Industrial and Offices
1,085 sq ft- 3,662 sq ft
Located on the edge of Whalley
Available September 2019
Suitable for number of different uses

**Location**
The development is located off Mitton Road (B6246) approximately one mile north of Whalley. Access to the national motorway network is via the A59, which lies approximately 10 miles from Junction 31 of the M6 motorway.

**Description**
Mitton Road Business Park is a new development of terraces of industrial and office units.
The industrial units are constructed on a steel portal frame with blockwork and insulated profile steel cladding.
Access to each unit is via steel pedestrian doors and sectional up and over loading doors.
Internally the premises comprise solid concrete floor, concrete panelled internal walls and internal eaves height of 14’3”.
The property has mounted fluorescent lighting and stud partitioned toilet and sink facilities.
To the rear of the unit is a mezzanine floor, constructed on a steel frame, with chipboard flooring.
There is car parking available at the front of each unit plus additional overflow if required.
It may also be possible to convert the unit to an office by replacing the loading door with a full height window.

The office buildings will be constructed on a steel frame with metal cladding and glazing to the elevations. Internally the office specification will include carpeted floors, suspended ceilings, air conditioning and ample parking.

**Accommodation**
**Industrial Units**

<table>
<thead>
<tr>
<th>Unit</th>
<th>Size (sq.ft.)</th>
<th>Rent (p.a.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>7</td>
<td>1,025 sq. ft.</td>
<td>£8,000</td>
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<tr>
<td>15</td>
<td>1,025 sq. ft.</td>
<td>£8,000</td>
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<tr>
<td>35</td>
<td>1,085 (including 361 sq.ft mezzanine)</td>
<td>£9,000</td>
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</tbody>
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**Offices - Available April 2020**
Suites available from 1,200 sq ft - 2,400 sq ft at a rent of £12.50 per sq. ft.

**Services**
All mains services, excluding gas, are connected to the property. The property benefits from 3 phase electricity.

**Rating**
To be assessed on completion of the build.

**Lease Terms**
The premises are available by way of a minimum 3 year tenancy with the ingoing tenant to occupy on full repairing and insuring terms and to be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

**Rental**
See accommodation schedule

**Legal Costs**
Each party is responsible for their own legal costs involved in the transaction

**Planning**
The buildings have planning consent for light industrial, industrial and warehouse uses

**Viewing**
Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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