

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
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**TO LET  
(DUE TO RELOCATION)**



## LINCOLN WAY CLITHEROE BB7 1QG

- SELF-CONTAINED WORKSHOP/ WAREHOUSE PREMISES
- 1,675 SQ MT / 18,031 SQ FT
- SELF-CONTAINED SITE
- EXCELLENT PARKING
- TENANT SPECIFICATIONS CAN BE INCORPORATED

## LOCATION

Situated on the established Up Brooks Industrial Estate, approximately half a mile from Clitheroe town centre. Adjacent occupiers include Ultraframe, James Alpe Motor Bodies and Trutex.

The A59 is approximately 1 mile distant via Lincoln way and Pimlico Link Road.

The A59 links with Skipton to the north and the M65 to the south.

## DESCRIPTION

Detached industrial/warehouse property together with separate small extension.

The main building is 'L' shaped with a two-storey office block to the front elevation and single-storey workshop to the rear. The property is of steel framework construction, clad to the elevations in full height block work beneath a part-profiled sheet and part-asbestos cement-clad roof.

Within the frontal section of the 'L' shaped building is an office extension within the property. The offices are at first floor level providing general offices and various private offices, beneath this area are canteen, works office and various stores.

To the side of the main building, is a detached workshop/warehouse of portal frame construction, clad to the elevations in profiled steel with internal block work protective leaf to approximately 2.5m. Concrete floor. 6.5m internal eaves height.

## ACCOMMODATION

### Main workshop area

578 sq. m / 6,222 sq. ft

### Ground floor stores/ canteen/ managers office and toilets

362 sq. m / 3,897 sq. ft

### First floor offices

362 sq. m / 3,897 sq. ft

### Ground floor offices and reception

94 sq. m / 1,012 sq. ft

### First floor offices above

94 sq. m / 1,012 sq. ft

### Separate workshop/warehouse

185 sq. m / 1,991 sq. ft

### Total gross internal floor area

1,675 sq. m / 18,031 sq. ft

## EXTERNALLY

There are two distinct yard areas. To the front of the property is a tarmacadam surfaced carpark for approximately 24 vehicles. To the side of the main building is a tarmacadam serviced yard area for loading and further parking.

## SERVICES

All main services are available including 3-phase electricity. The workshop areas are heated via gas-fired hot air blowers with a gas-fired hot water central heating system to the offices.

It is the tenant's responsibility to verify that all appliances, services, and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

## RATING

The property has a current rateable value of £47,250 we are verbally informed by the local authority.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of use to be agreed incorporating rent reviews at appropriate intervals.

## RENTAL

Upon request.

The landlord is prepared to carry out work to suit any tenant requirements, and the quoting rental will be dependant upon any works required.

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

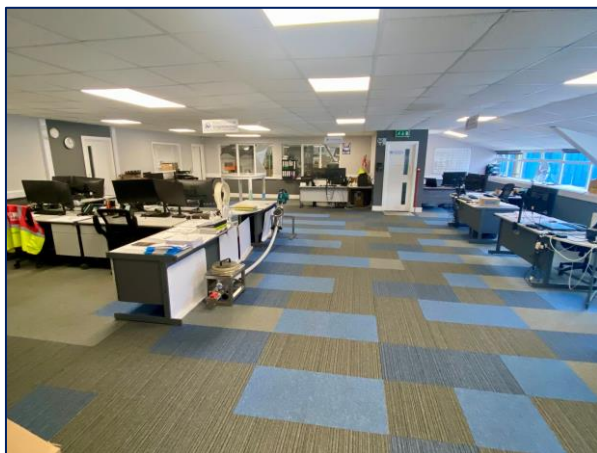
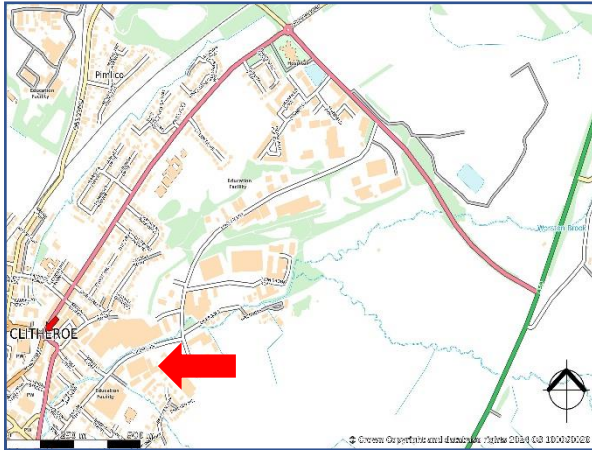
An Energy Performance Certificate has been commissioned.

## LEGAL COSTS

Each party are responsible for their own costs incurred.

## VIEWING

BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT  
OUR REF MJC LMH 2302.  
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