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TO LET

Units 1-4

Root Farm Rural Business Centre

Newton Road, Dunsop Bridge, Lancashire BB7 3AY

New build scheme by the Duchy of Lancaster, comprising insulated portal frame enterprise units (immediately available for occupation).

The units which benefit from allocated parking, and good quality internal appointment, including fair faced block work, LED lighting, fully fitted accessible WC, PAS24 Composite doors & locks, and an insulated up and over electric shutter.

There is a separate high security composite pedestrian accessway and B4RN superfast rural fibre is immediately available.

Unit sizes range from: 760.5 m² -133.04 m² (819 ft² – 1,432 ft²)



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Location:

Units 1-4 Root Farm are located on a newly formed rural business enterprise centre formed by the Duchy of Lancaster at Dunsop Bridge, Lancashire.

Alongside these units are a fabulous set of former stable buildings now converted for use as artisan office units.

A destination tourist area, the village is at the heart of the renowned and internationally reputed Trough of Bowland National Landscape. The village is widely acknowledged as being the centre of the UK.

This attractive village area sits in the centre of the Whitewell Estate, a survey owned and managed by the Duchy of Lancaster.

The Duchy estate is set within rolling hills near the Clitheroe and is easily accessible from Lancaster. The village sits on the banks of the river Dunsop and Hodder.

The vicinity is within immediate proximity of the Ribble Valley, an affluent catchment offering historic countryside, and scenic views.

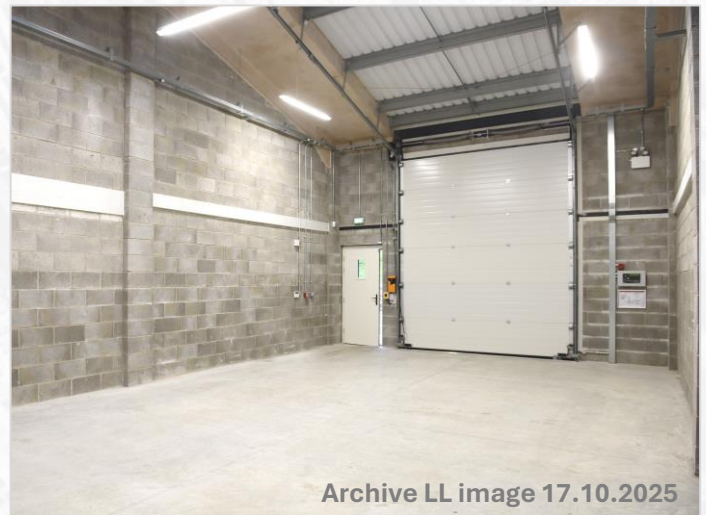
The units are easy to find within the village, the estate is well signed and has immediate access off Whitewell Road at its junction with the bridge over the river Dunsop.



Description:

The property has been constructed to a very high quality, having insulated roof and blockwork walls to fair face finish. There are roof lights and LED lighting installed.

An electric up and over insulated sectional door is installed with associated high security composite pedestrian door along side. The units have a high specification accessible WC. The properties are built to hold a mezzanine floor (separately fitted & agreed).



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Accommodation:

The units are measured to an as built size and comprise the following:

Unit 1: Let	76.05 m ² (819 ft ²)
Unit 2:	76.23 m ² (821 ft ²)
Unit 3: Under Offer	133.04 m ² (1,432 ft ²)
Unit 4:	122.21 m ² (1,315 ft ²)

Separate internal ground and first floor dry storage areas are available by separate negotiation..

The working eaves height is circa 4.35m. The vehicle access doorway width of 3.33m and has a height of 3.94m. Each unit has an approximate depth of 11.60m

Each unit is fitted with a WC and basic 3-phase power and there is access to the scheme's canteen and 12-person meeting room and shower facility.





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Services & Utilities:

The estate is connected to mains water and electricity, but it holds a common private shared waste treatment plant for purposes of foul drainage.

Each unit has a 3-phase eclectic supply and is rated at a supply of 80Amp 3Ph+N. A solar PV connection is fitted.

Each unit is connected by landlord submeter for electricity and water (pending installation). Consumption and standing charges shall be recharged to the unit occupier at an apportioned cost equal to the amount of service consumed.

The units are fitted with a modern wheelchair access WC. Drainage expenses will be apportioned to each occupier.

Electric car charging is available on site, 6x (7Kwh) charge stations are installed which consumption is payable via Pod Point app (download from separate supplier).

Fibre / Broadband

The site (as a whole – BB7 3AW) is connected into the superfast rural fibre network operated by B4RN (Broadband For Rural North Ltd). To commission a unit supply contacting them on:

T / E: 01524 555887 / info@b4rn.org.uk
W: <https://b4rn.org.uk/about-b4rn>

Lease terms¹:

Subject to reasonable estate terms being agreed the units shall be let for an initial period of 5yrs which shall be subject to a mutual break at the 3rd anniversary.

The business tenancy shall be drawn on an internal repairing lease only; exterior repairs and estate maintenance shall be at the responsibility of the Landlord. They will recharge the common estate services, exterior building maintenance and shared utilities expense to occupiers.

The lease will comprise a 'green lease' and the Landlord and the Tenant will wherever practicable promote and improve the Environmental Performance of the Property and the Estate and they will cooperate

with each other to identify appropriate strategies for the improvement.

A sum equal to 3 months rent shall be paid by the Tenant prior to or on completion of the lease in respect of a rent & damage deposit.

A 3yr rent review will apply, as with a mutual break option with effect of the 3rd anniversary of the term, subject to not less than 6 months written notice by either party.

Alternative lease terms may be available on application.

Price & Costs:

Paid quarterly in advance by standing order:

- Unit 1: -
- Unit 2: £ 7,525 per annum (£144.71 per week)
- Unit 3: £13,125 per annum (£252.40 per week)
- Unit 4: £12,050 per annum (£231.73 per week)

Alternative payment terms may be available on request.

Common estates charges:

Annually the Landlord shall acting reasonably (in advance) provide an indication of the reasonable common estate services which are required and will note the apportioned cost for each unit. This expense may fluctuate to comprise the fair and proportionate expense of the estate, to include:

- *cleaning and building repairs*
- *provision of meeting room space & kitchenette*
- *general waste, food waste and mixed recycling*
- *operation of treatment plant for foul waste*
- *lighting and utility standing charges*
- *signage, parking & roadway maintenance*
- *public liability & buildings insurance*
- *cleaning staff wages, site management*
- *health & safety, security / CCTV*
- *grass cutting and landscape attendance*
- *winter gritting & snow clearance*

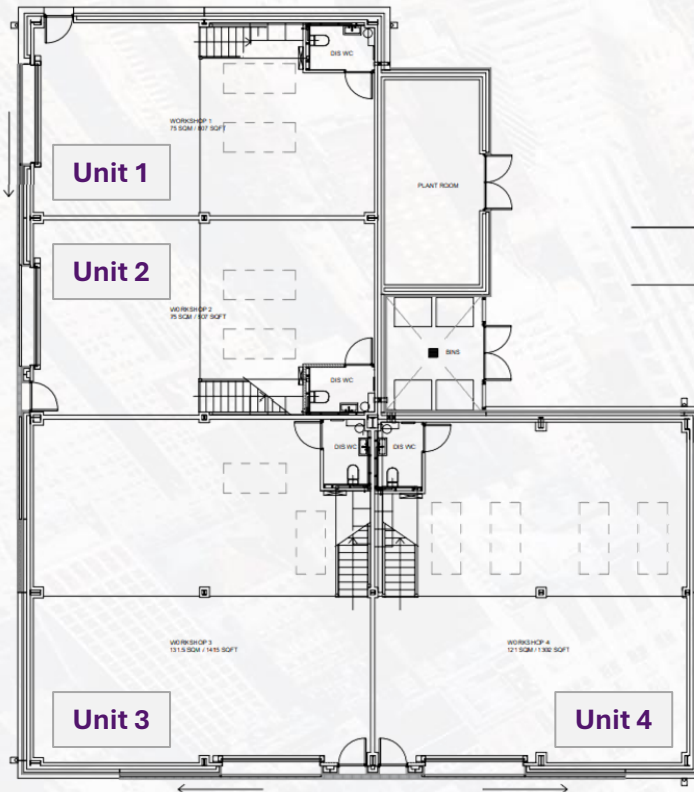
The recharge period runs 1st January – 31st December.



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PROPOSED WEST ELEVATION INDUSTRIAL UNITS 1:100

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Unit 2:	76.23 m ² (821 ft ²)
Unit 3:	133.04 m ² (1,432 ft ²)
Unit 4:	122.21 m ² (1,315 ft ²)

*Areas measured by agent as gross internal.
Images for illustrative purposes only.*

EPC:

The units are advertised with the benefit of an A rated EPC. Tenants may not onerously influence this rating without direct written consent from the Landlord.

Business Rates:

Enquires with the local authority may be made:

- Ribble Valley Borough Council:
T: 01200 425111 W: ribblevalley.gov.uk

The units are noted within the 2026 List as:

- U1 £6,200
- U2 £6,200
- U3 £9,600
- U4 £8,900

The small business rates multiplier for the financial year 2026-2027 is noted at 43.2p in the £.

Small Business Rates Relief:

Premises at an RV (rateable value) of <£12,500 may be subject to small business rates relief (subject to application).

A 'nil' rates cost may be achievable (subject to an application with the local authority).

Tenant Waste:

A common estate waste compound is provided for the accrual of food, mixed recyclables and general refuse.

Landlord Estate Policy:

A schedule of reasonable estate policies will apply to the estate in support of occupier operations on site.

Completion of the lease:

In circumstances where the Tenant is self representing and no solicitor is acting, prior to lease completion, a quarters rent (or the proportioned part) shall be paid on account to the agent's nominated RICS Client Account. Post completion sums shall be transferred to the landlord.

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Signage:

Subject to Landlord estate signage policy the tenant will be permitted to erect a corporate sign externally advertising their business occupation.

Separately the landlord will install and operate a common estate sign board for locating tenant businesses and their associated units.

Use:

The properties are zoned for a class E use, or more easily defined as a light industrial activity. The landlord shall approve each proposed use and apply a good estate management principle.

In line with the grant of planning, site hours are:

- Weekdays 0730hrs – 1800hrs
- Saturdays 0800hrs – 1700hrs
- Sundays & bank holidays 1000hrs – 1600hrs

Subject to a separate application with the Landlord times of business premises operation may be varied (any variation will be subject to approval process by the local planning authority).

Anti-money Laundering Regulation:

In accordance with UK law, each named applicant will be required to comply with AML checks as arising, and to include each principal director and the named beneficiary owner in respect of a company application that is made.

Each application is treated confidentially, applicant information will not be shared with 3rd party organisations, however the pass or fail status of each application will be communicated with the Landlord.

The cost of each application shall be charged at a rate of £35.00 per applicant and which expense shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment.

Subject to contract & VAT:

Terms are proposed subject to formal lease and Landlord board approval. Rents and all sums quoted by these particulars, and those costs falling due under provisions of the lease, shall be subject to the prevailing rate of Value Added Tax.

Viewings:

Strictly via appointed agents

www.rptaylor.co.uk

Tel: 01524 542717

[www.davis@](http://www.davis@bowring.co.uk)

bowring.co.uk

Tel: 015242 74440

davis &
bowring

The property is offered **subject to contract**, prior to sale/letting or withdrawal.

Misrepresentation Act 1967

Richard P. Taylor for themselves and for the vendor(s) or lessor(s) of this property, whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchasers/tenants must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Richard P. Taylor Ltd. nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property.

Finance Act 1989

Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

Property Misdescriptions Act 1991

These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. Measurements and floor areas are given as a guide and should not be relied upon. No tests have been carried out on any service installations, plant, machinery, equipment or fixtures and fittings referred to in these particulars and no warranty is given as to their condition or operation. Circumstances may change beyond our control after the publication of these particulars.