

TAYLOR WEAVER

CHARTERED SURVEYORS

16 & 17 Twin Brook Industrial Estate, Twin Brook Road, Clitheroe, BB7 1QD



TO LET - BRAND NEW INDUSTRIAL UNITS

- 1,900 sq. ft. - 3,800 sq. ft.
- Ajoining units which can be let individually or as a pair
- From £15,000 + VAT per annum
- Minimum 3 year lease
- Close to Clitheroe town centre and A59
- 5m high electric roller shutter door

Location

The development is located on the popular Twin Brook Industrial Estate approximately one mile north of Clitheroe town centre. Surrounding businesses include James Alps, Ultraframe, Absolute Fitness gymnasium amongst others.

Access to the national motorway network is via the A59, which is less than one mile from the property.

Description

Twin Brook Industrial Estate is a new development of industrial units. The industrial unit is of steel portal frame construction 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 and internal eaves height of 6m.

The property has fluorescent lighting and stud partitioned toilet and sink facilities.

There is car parking available at the front of the unit plus additional overflow if required.

Accommodation

Unit	Size	Rent (p.a.)
16	1,900 sq. ft.	£15,000 + VAT p.a.
17	1,900 sq. ft.	£15,000 + VAT p.a.

Units can be combined to create 3,800 sq. ft. available at £28,000 per annum.

Services

All mains services, including three phase electrics and gas are connected the property.

Rating

Available on request.

Lease Terms

Minimum 3 year FRI lease.

Service Charge & Building Insurance

A service charge will be levied in respect of the upkeep and management of the common areas of the estate. The service charge for 20/21 is expected to be £308 per annum subject to annual review.

In addition, the landlord insures the premises and charges the premium to the tenant. The insurance premium for 20/21 is estimated at £600 per annum, which is also subject to annual review.

Solar Panels

The property also benefits from Solar Panels which the landlord has installed. This means the electricity costs will be substantially reduced for any ingoing tenant. Full details are available on

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 RICS

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request

Rental

From £15,000 per annum + VAT

Availability

Available immediately

Legal Costs

Each party to be responsible for their own legal costs.

Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

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