



INDUSTRIAL &
COMMERCIAL
UNITS TO LET / FOR SALE

SIMONSTONE
PADIHAM

Last year, investment value for 'supersheds' reached £3.7bn, according to data from Savills, making it the second-best year on record.

Barclays Bank

Logistics as an asset class is going to remain in favour for quite a while. Driven by both the occupier demand and investors seeking to deploy capital.

David Alder, Head of Real Estate for Barclays Bank

SITE LOCATION

Blackburn Road, Simonstone
Ribble Valley
BB12 8UE

SPEC BUILD

For Sale / To Let
13 commercial units
1550 sq/ft to 3988 sq/ft

ENQUIRIES

01254 916 455
scott@michaelholdenfrics.co.uk
www.mhcommercial.co.uk

DELIVERING SUSTAINABLE PROPERTY INVESTMENTS

Ribble Valley commercial units, the exciting new investment brought to you by Business First Parks.

Business First has over 11 years of experience in the market place, with over 500 office suites and 300,000 sq ft commercial/industrial units under management across the UK, with occupancy rates running at over 90%*.

The UK's industrial warehouse sector has grown faster than any other part of the commercial property market in recent years. Driven by the boom in e-commerce, these once unglamorous industrial sheds have now become the must-have on any impressive real estate portfolio.

SUPPLY AND DEMAND

The UK and Ireland will need an extra 1.7 million square metres of logistics space annually, over the next five years.

The UK remains, on a per capita basis, an "under-warehoused country" with just 7.61 sq ft of warehousing per head compared to almost 39 sq ft per head in the USA.

We feel that industrial warehouses and the land they are built on are likely to rise in capital value alongside creating excellent income streams for investors.

Location is king. Proximity to transport links and the distance to the final delivery points are very important when consumers want their product at the click of a button. Currently 18% of retailing is done online and that's projected to jump to 30% by 2030. That means companies need efficient spaces and networks to meet customer demand.

* Figures correct as of 1/1/18



LOCATION



Site under construction 11-11-18

In a convenient and accessible location in North East Lancashire's beautiful Ribble Valley. Located just off junction 8 of the M65, connecting directly with the M6, the UK's longest non-stop motorway. The site is only 45 minutes north of Manchester city centre.

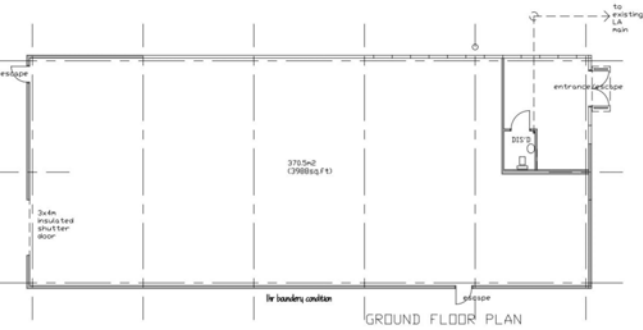
Main line rail services are available from Preston, which is only 25 minutes away. In addition, Manchester International Airport is only 56 minutes away and provides links to over 200 destinations worldwide.

CALL 01254 916 455 FOR FURTHER INFORMATION OR EMAIL SCOTT@MICHAELHOLDENFRICS.CO.UK

PLANS

BUSINESS FIRST - COMMERCIAL
SIMONSTONE - RIBBLE VALLEY

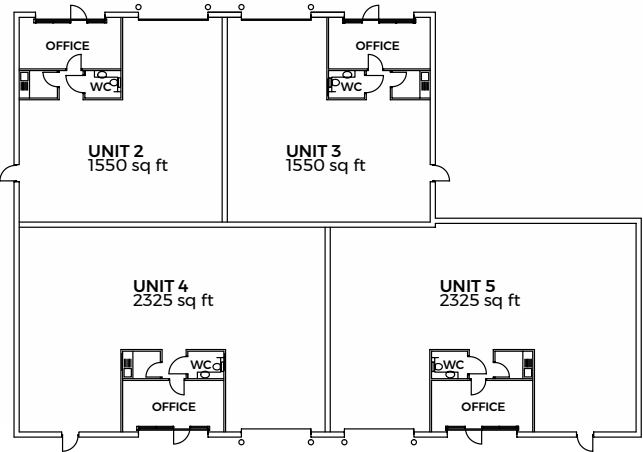
UNIT 1



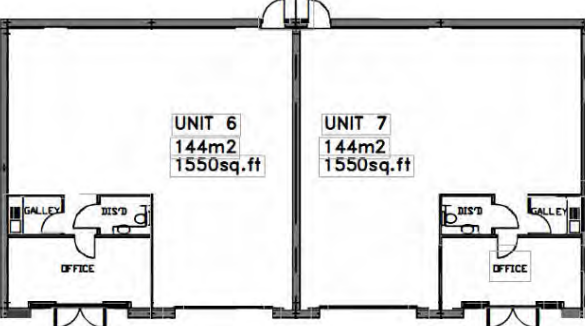
GROUND FLOOR



UNITS 2-5



UNITS 6-13 - repeated



 <p>DRIVE TIMES BURNLEY - 11 mins BLACKBURN - 15 mins PRESTON - 30 mins MANCHESTER - 45 mins LIVERPOOL - 60 mins LEEDS - 70 mins</p>	 <p>NEARBY MOTORWAYS M65 - 2 mins M61 - 18 mins M6 - 20 mins M62 - 25 mins M66 - 14 mins M1 - 58 mins</p>	 <p>CLOSE TO 3 INTERNATIONAL AIRPORTS MANCHESTER - 56 mins LIVERPOOL - 65 mins LEEDS - 76 mins</p>	 <p>SUPERFAST BROADBAND FREE CAR PARKING 3 PHASE ELECTRICITY SUPPLY GAS SUPPLY</p>	 <p>LOCAL 6G INTERNET DEPARTMENT OF WORK AND PENSIONS FIRST TRAVEL FORT VALE ENGINEERING</p>	<p>Starting from approximately 1550 sq ft up to approximately 3988 sq ft, these single-storey units are brought to the market on an off-plan basis.</p> <p>Located just off the M65 motorway within a thriving commercial area, the units are close to bus networks and a short drive from Accrington, Padiham and Burnley town centres.</p> <p>Padiham town centre is within easy reach, with a large Tesco supermarket and town centre shops and services, while the picturesque Read village is even closer.</p>	<p>With a petrol station, post office and the popular Fuzzy Duck Food, offering breakfast and lunch takeaway options, as well as corporate catering.</p> <p>Free parking is available directly in front of each unit.</p>
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MH
Michael Holden
 COMMERCIAL SURVEYORS

UNIT 1 - RIBBLE VALLEY
SIMONSTONE

The unit is a single storey industrial building. This unit will be finished to a shell standard including a fire alarm and emergency lighting system to allow the customer or end user to carry out internal fit out works to suit their requirements.

This unit could be fitted with male, female and disabled toilets along with canteen/kitchen capable of offering breakfast, lunch and takeaway options, as well as the potential of corporate catering.

Mains water, three-phase electric and ducting for telecoms cables will be provided, together with appropriate access roads and unit specific parking. Maintained soft landscaping including trees and shrub planting will also be provided.

A mixture of aluminium framed double-glazed windows, entrance doors and manually operated insulated roller shutter vehicle access doors will be installed. The framing to these doors and windows will be powder coated to a standard RAL colour to complement the development and adjacent wall colours.

Where required, toughened safety glass will be installed to comply with building regulations. An appropriate distribution board will be installed to feed the kitchen small power, basic manual fire alarm and emergency lighting system as required to suit the layout of the unit described above.

Waste water from the kitchen and WCs will discharge directly into a new below ground mains drainage system.

UNIT 1

COMMERCIAL
UNIT 1
SIMONSTONE - BURNLEY
3,988 sq ft



SERVICES

3 PHASE ELECTRICITY SUPPLY
GAS SUPPLY
FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING
KITCHEN/KITCHENETTES



CALL 01254 916 455 FOR FURTHER INFORMATION OR EMAIL SCOTT@MICHAELHOLDENFRICS.CO.UK



Michael Holden
COMMERCIAL SURVEYORS

UNITS 2 -13 - RIBBLE VALLEY

SIMONSTONE

These units are single storey industrial buildings. Each unit will be finished to a shell standard including a fire alarm and emergency lighting system to allow the customer or end user to carry out internal fit out works to suit their requirements.

Each unit will be fitted with one unisex or disabled WC and a kitchenette. Ducting for telecoms cables will be provided, together with appropriate access roads and unit specific parking.

Maintained soft landscaping including trees and shrub planting will also be provided. Ground floor, office, warehouse, toilet and kitchenette.

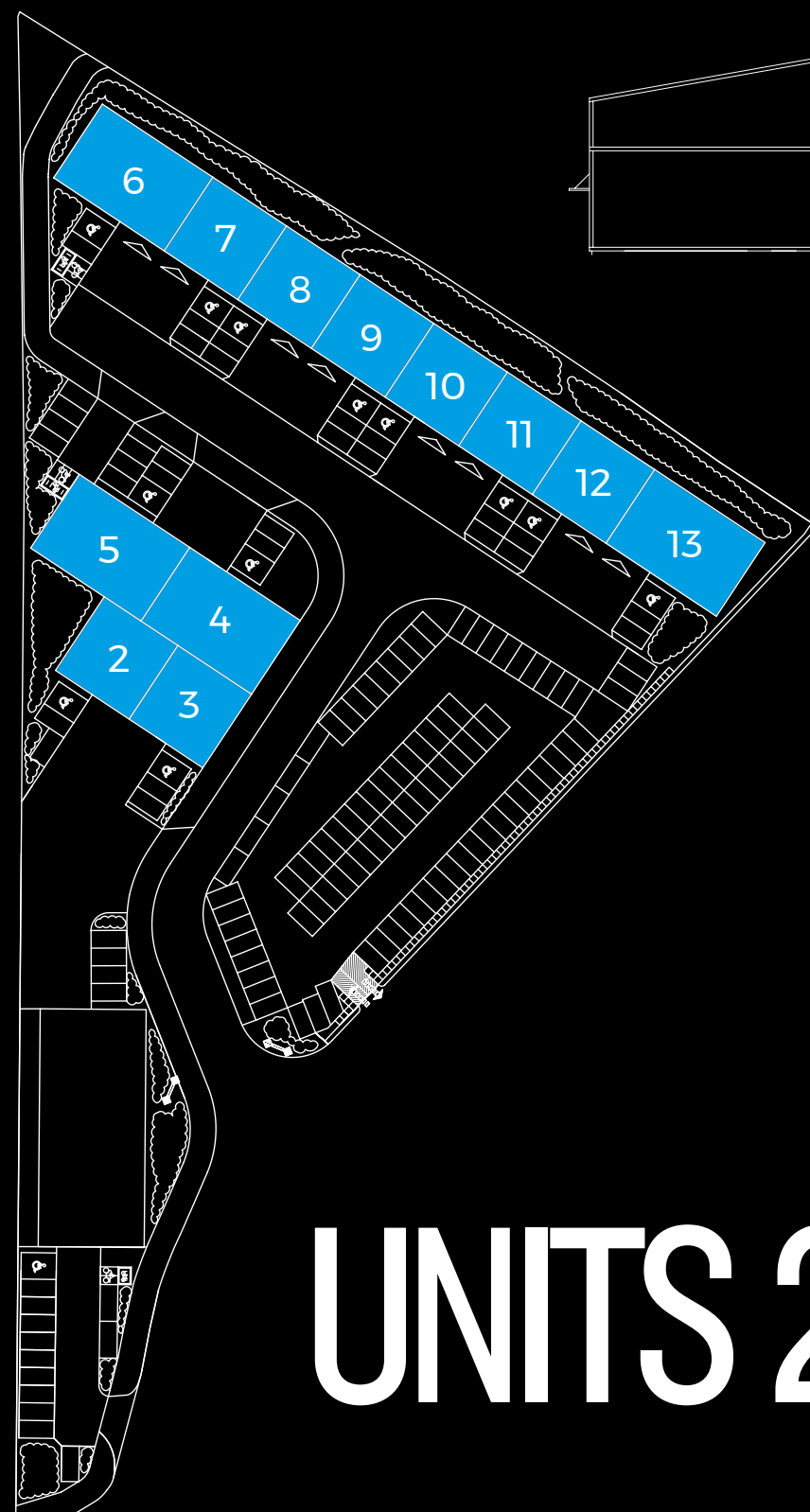
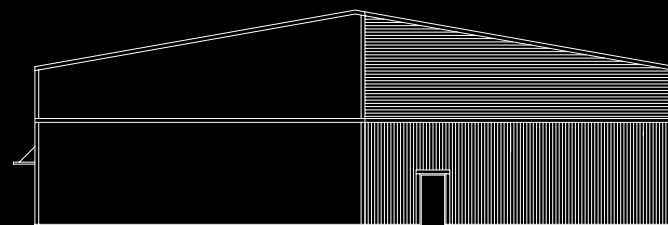
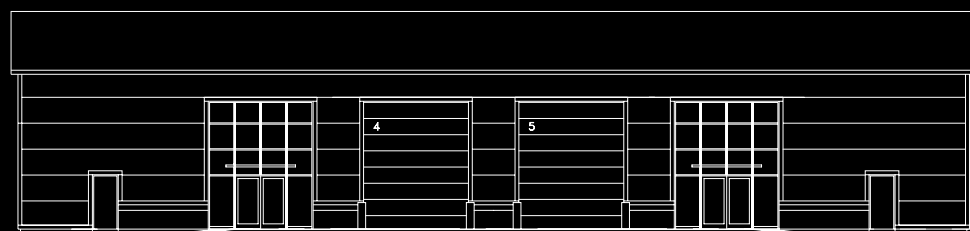
A mixture of aluminium framed double-glazed windows, entrance doors and manually operated insulated roller shutter vehicle access doors will be installed. The framing to these doors and windows will be powder coated to a standard RAL colour to complement the development and adjacent wall colours.

Where required, toughened safety glass will be installed to comply with building regulations.

Metered mains fed water, three-phase electricity and ducting for telecommunications services will be provided.

An appropriate distribution board will be installed to feed the kitchen small power, basic manual fire alarm and emergency lighting system as required to suit the layout of the unit described above.

Waste water from the kitchen and WCs will discharge directly into a new below ground mains drainage system.



UNITS 2 - 13

BUSINESS FIRST - COMMERCIAL
UNITS 2 & 3
SIMONSTONE - RIBBLE VALLEY
1,550 sq ft



SERVICES

3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES



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BUSINESS FIRST - COMMERCIAL
UNITS 4 & 5
SIMONSTONE - RIBBLE VALLEY
2,325 sq ft



SERVICES

3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES



CALL 01254 916 455 FOR FURTHER INFORMATION OR EMAIL SCOTT@MICHAELHOLDENFRICS.CO.UK

BUSINESS FIRST - COMMERCIAL
UNITS 6 - 13
SIMONSTONE - RIBBLE VALLEY
From 1,550 sq ft

SERVICES

3 PHASE ELECTRICITY SUPPLY

GAS SUPPLY

FIRE ALARM (EACH UNIT) / EMERGENCY LIGHTING

KITCHEN/KITCHENETTES



CALL 01254 916 455 FOR FURTHER INFORMATION OR EMAIL SCOTT@MICHAELHOLDENFRICS.CO.UK

RIBBLE VALLEY

PRICE LIST

UNIT	SIZE SQ/FT*	PRICE (£)+vat*
Unit 1	3,988	SOLD
Unit 2	1,550	SOLD
Unit 3	1,550	SOLD
Unit 4	2,325	£299,000
Unit 5	2,325	£299,000
Unit 6	1,550	£220,000
Unit 7	1,550	SOLD
Unit 8	1,550	SOLD
Unit 9	1,550	£220,000
Unit 10	1,550	£220,000
Unit 11	1,550	SOLD
Unit 12	1,550	£220,000
Unit 13	2,325	SOLD

*The unit size is approximate gross square foot.

SIMPLE PAYMENT PLAN

£2,000 reservation fee and the final balance payable upon completion.

Prices exclude VAT.

Please note should you require an agent to manage your unit a 10% management fee is applicable.

*Please refer to the following page for information regarding VAT.
Figures shown are for illustration purposes only. All agreements are subject to contract. All investors should take their own independent professional advice.

Are the Ribble Valley commercial units subject to VAT?

The purchase price you pay for your Ribble Valley commercial unit is exclusive of VAT.

That means that if VAT is payable then it will be added to the amount you have to pay.

Who is the developer?

Business First Parks is developing the site and is a subsidiary of Group First.

The foundations of Group First were laid down in 1998, since then it has grown to become one of the UK's leading property development specialists with transactions well exceeding 1 billion pounds.

Am I buying freehold or leasehold?

Ribble Valley commercial units will be sold on a 999 year long leasehold.

How much is the ground rent?

Ground rent is £250 per annum on the 1,550 sq/ft units and 2,325 sq/ft units.

Ground rent is £500 per annum on the 3,988 sq/ft unit.

Simple purchase process

This is a £2,000 reservation fee payable and the final balance upon completion.

Please contact 01254 916 455 for your reservation documents.



The UK's Industrial warehouse sector has grown faster than any other part of the commercial property market in recent years. Driven by the boom in e-commerce, these once unglamorous industrial sheds, have now become the must-have on any impressive real estate portfolio.

Disclaimer

The information given is not to be relied on as legal advice given to any individual. Anyone considering the contents of this document should take and rely on his own independent legal and other professional advice. Business First Ltd is not authorised to give investment/tax advice and you should seek independent financial and legal advice on all information included in this document prior to making any investment decision.

The value of your property may rise or fall. No guarantees as to future performance in respect of income or capital growth are given either expressly or by implication and nothing expressed or implied should be taken as a forecast of future performance.

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PLANS

SIMONSTONE
PADIHAM



BUSINESS FIRST
YOUR SPACE TO WORK

PROPOSED DEVELOPMENT
BURNLEY ROAD
SIMONSTONE

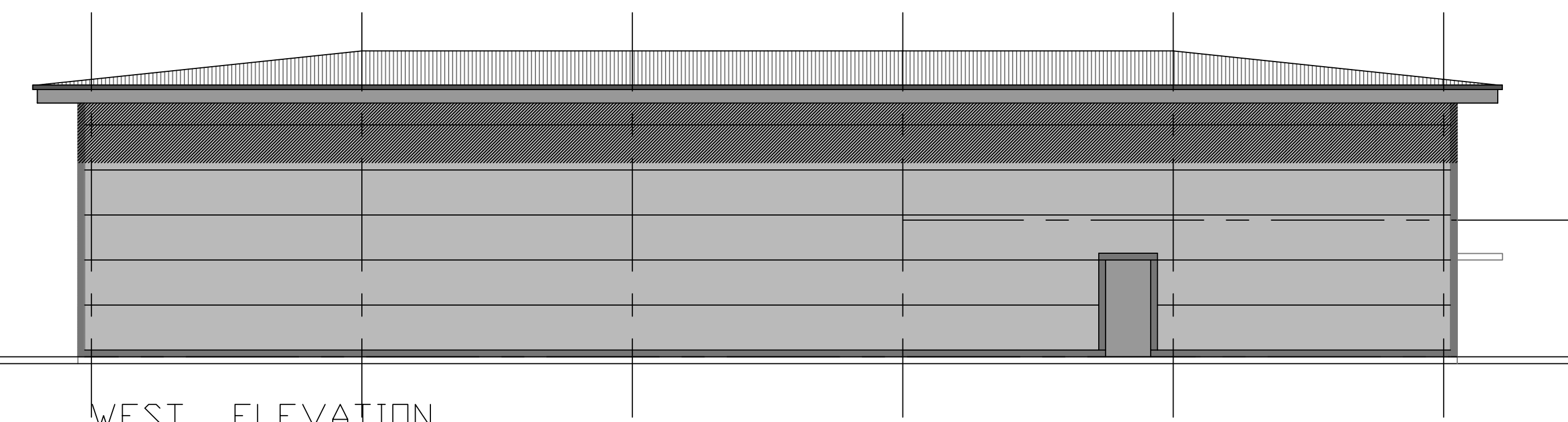
Site Layout

Scale: 1:250 Date: Oct. 15 No. 1885/ OIK

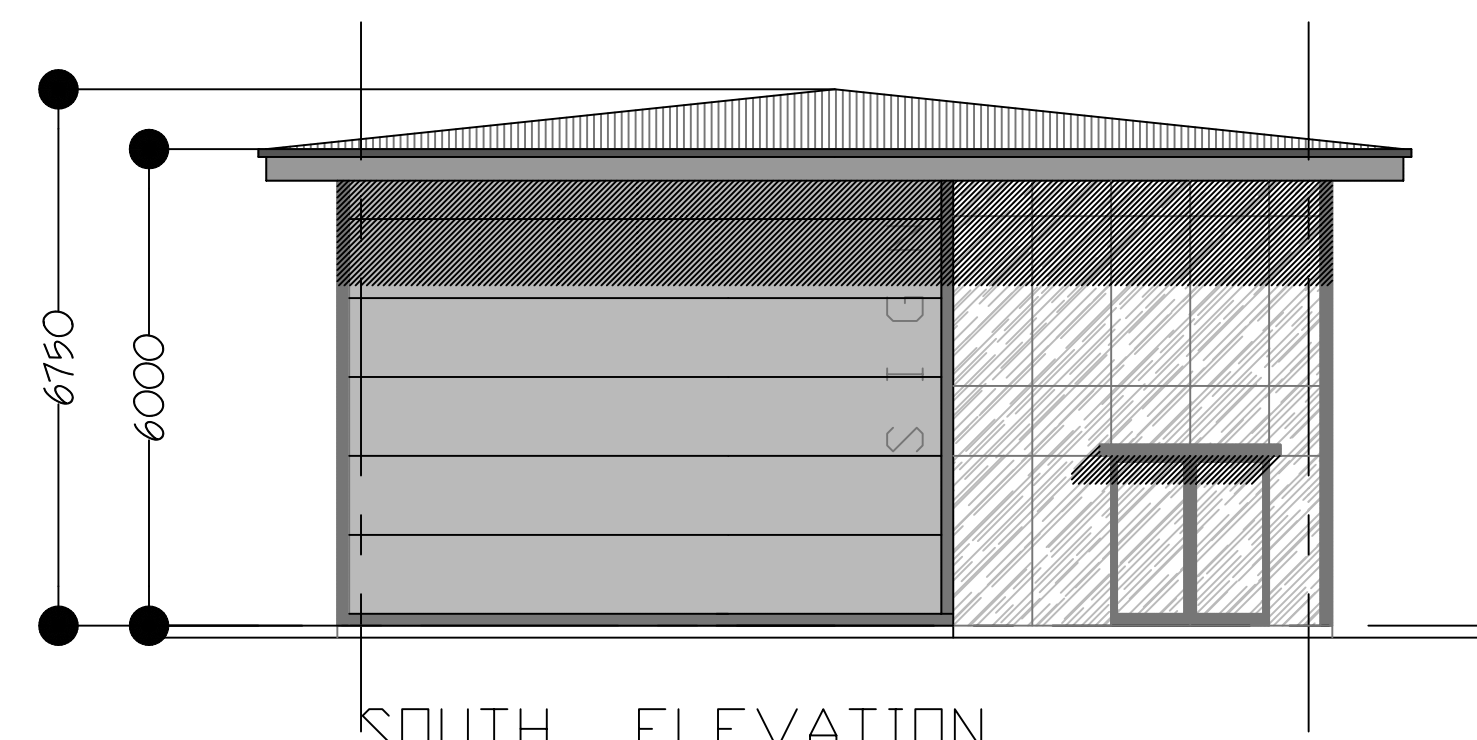
CRAVEN
partnership

Architectural Services
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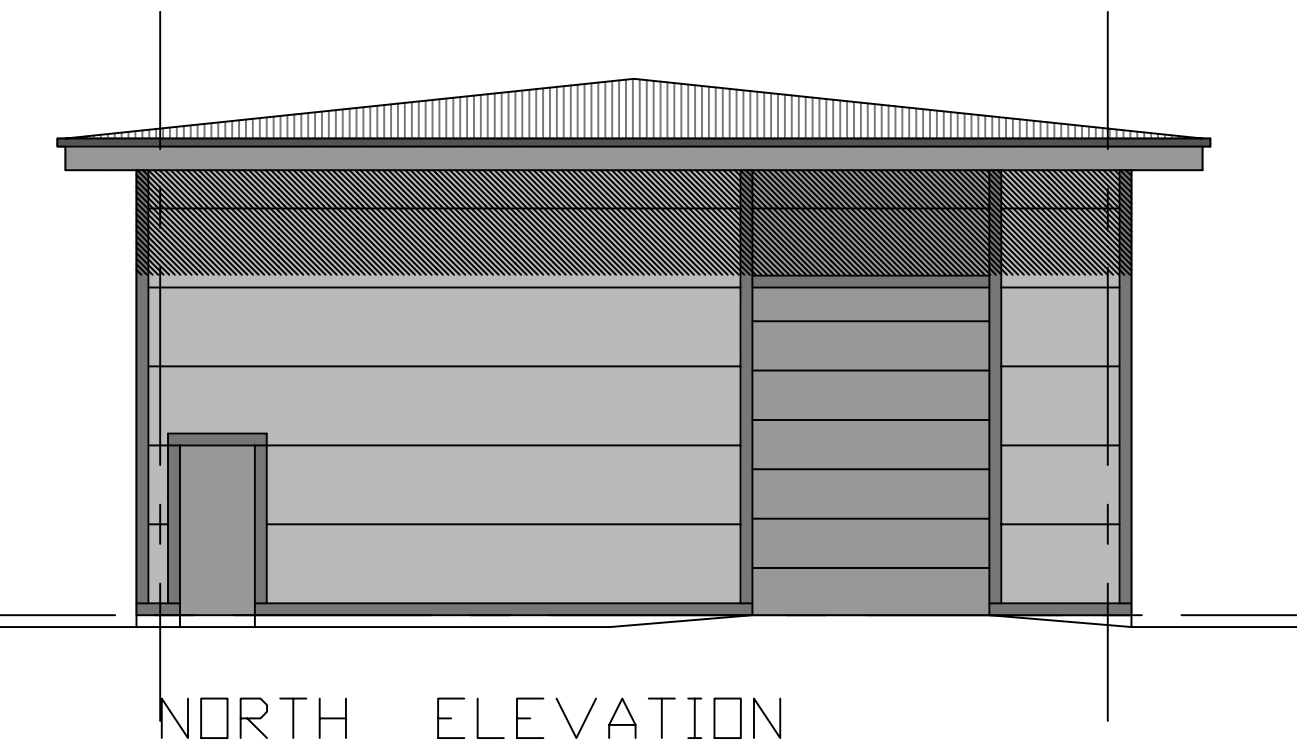
WEST ELEVATION



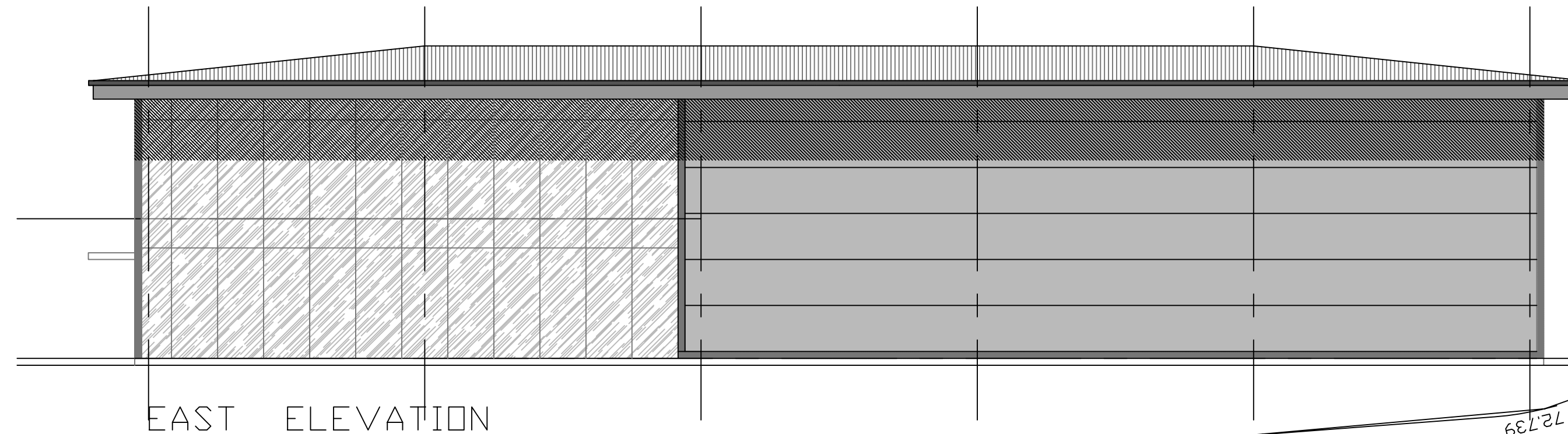
SOUTH ELEVATION

profiled metal roof deck
B5.18.B.25 (10% roof
lights)
pressed metal gutter
B5.00.E.53

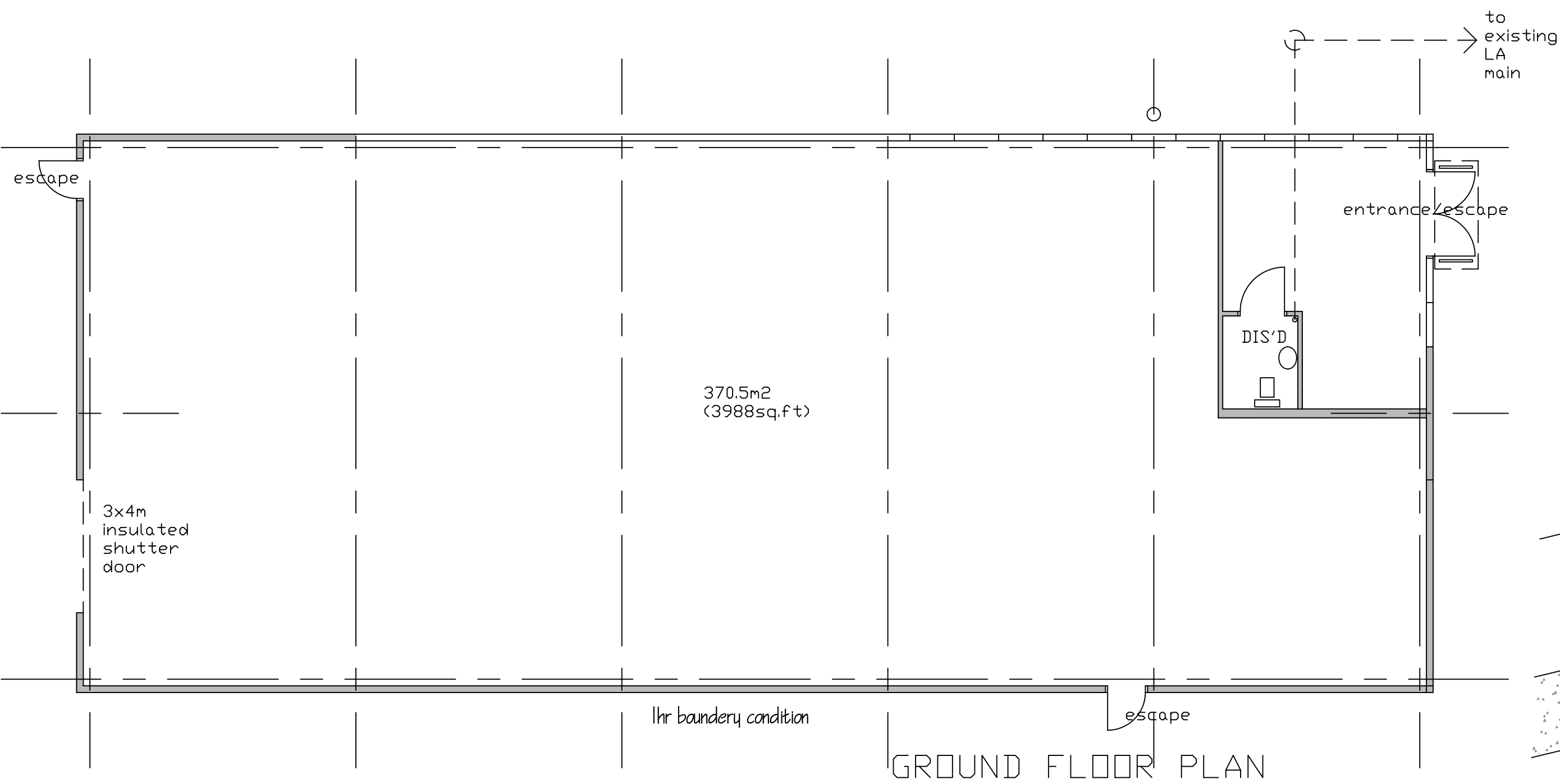
flat panel cladding Sirius
(light silver)
aluminium glazing system
B5.00.E.53
doors RAL 3004



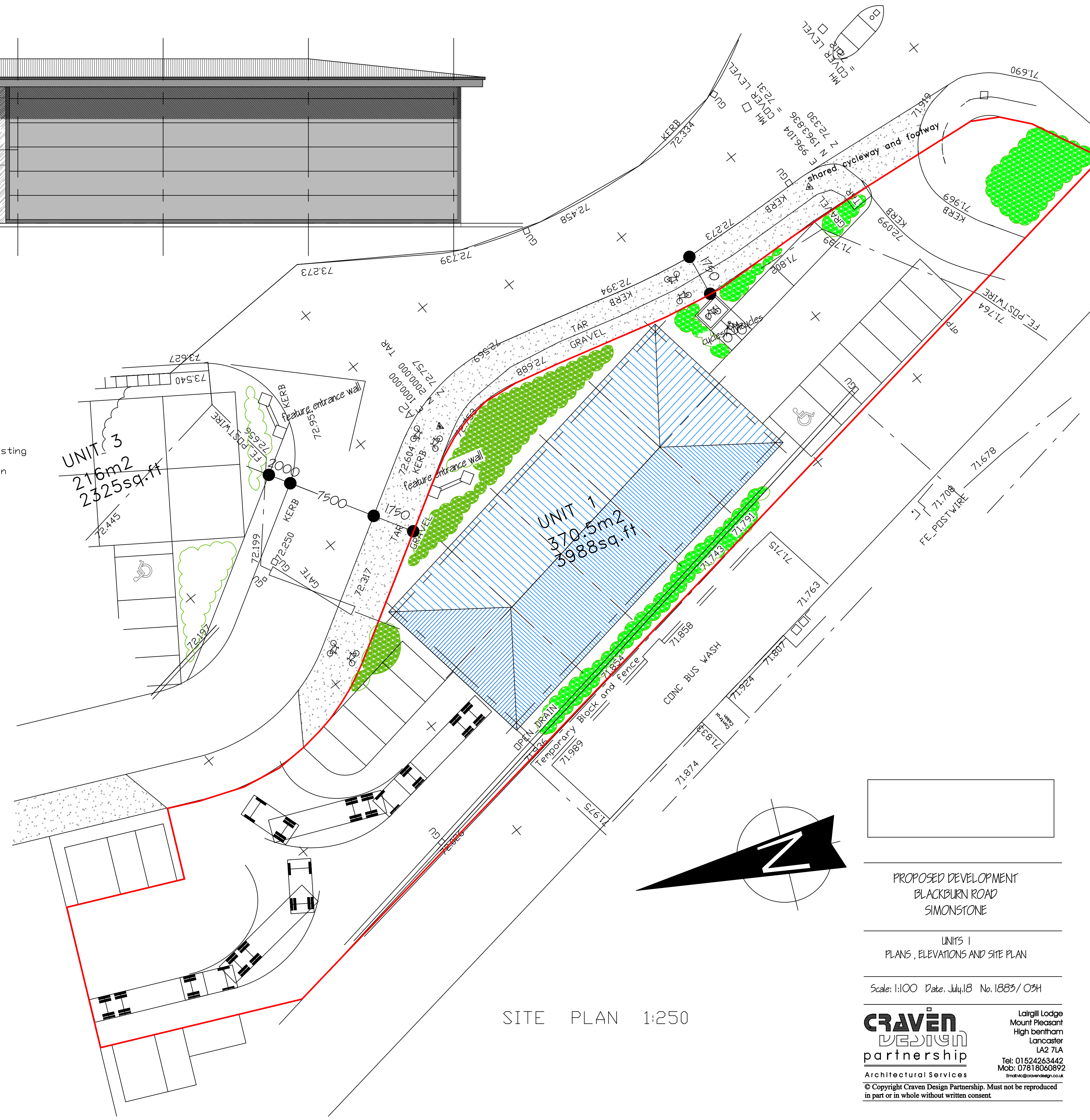
NORTH ELEVATION



EAST ELEVATION



GROUND FLOOR PLAN



SITE PLAN 1:250



PROPOSED DEVELOPMENT
BLACKBURN ROAD
SIMONSTONE

UNITS 1
PLANS, ELEVATIONS AND SITE PLAN

Scale: 1:100 Date: July 18 No. 1883/03H

Craven
Design
partnership

Architectural Services

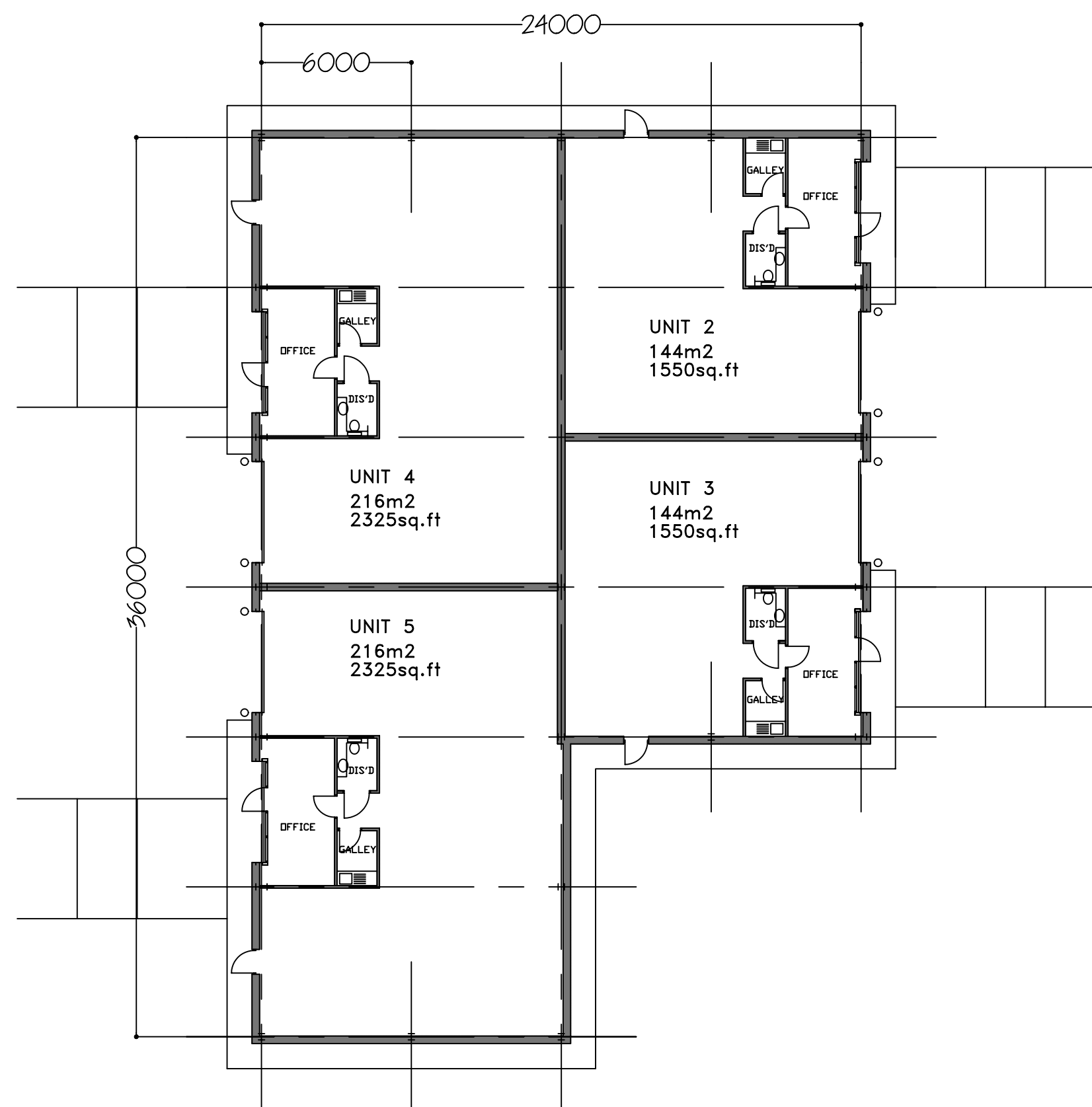
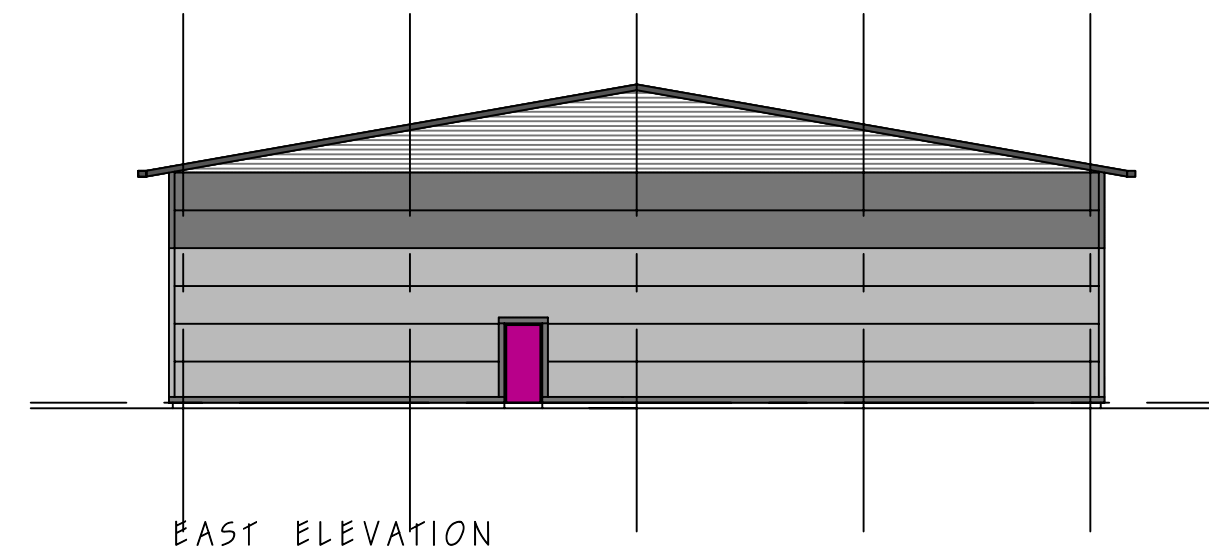
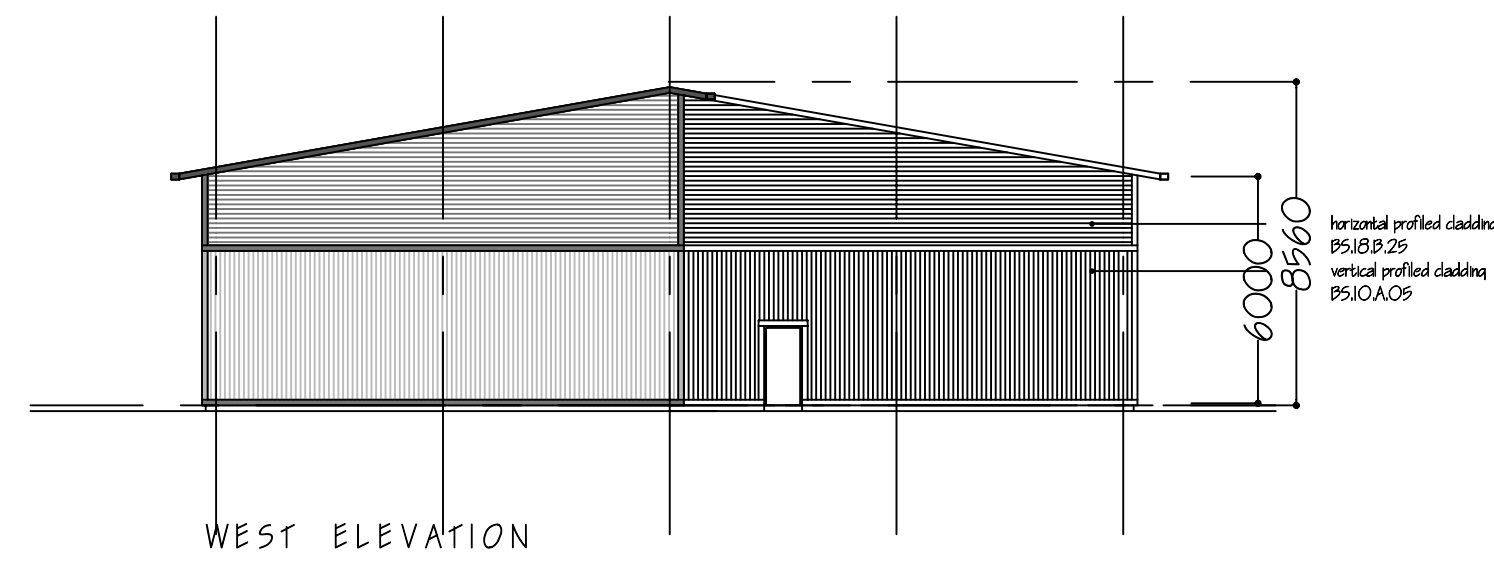
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PROPOSED DEVELOPMENT
BURNLEY ROAD
SIMONSTONE

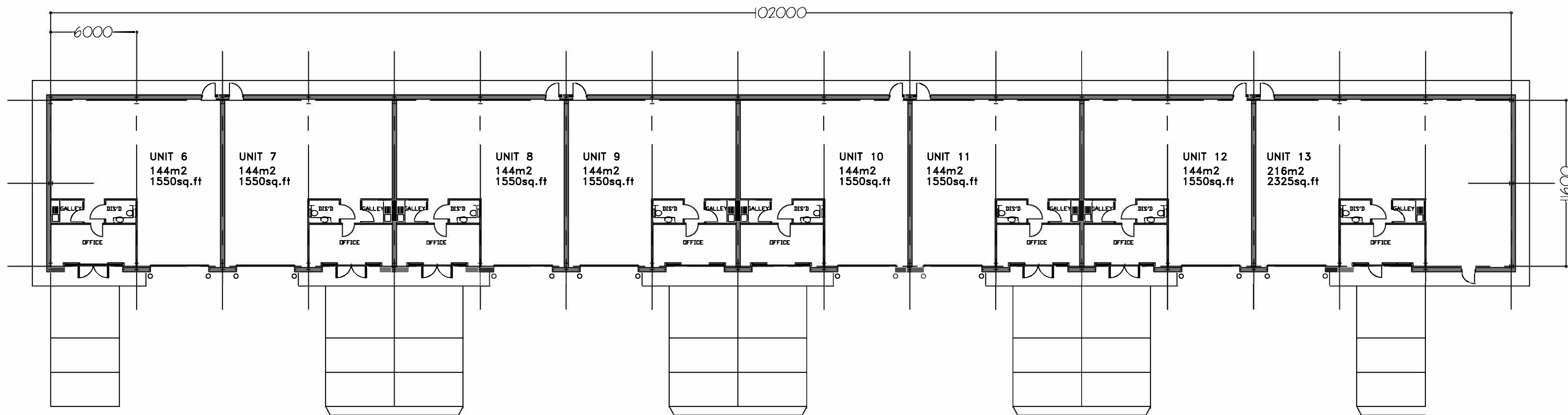
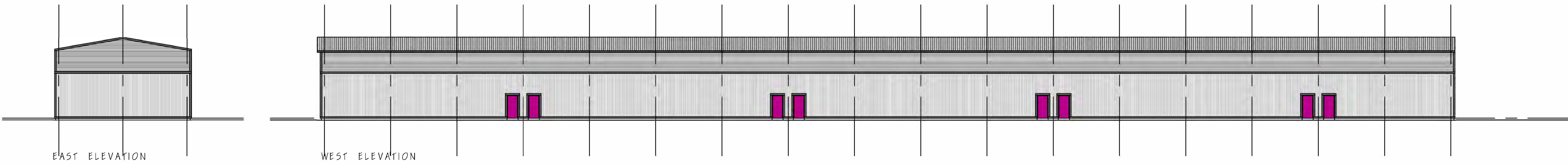
UNITS 2 - 5
LAYOUT & ELEVATIONS

Scale: 1:200 Date: Oct 15 No. 1883/083

CRAVEN
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partnership
Architectural Services

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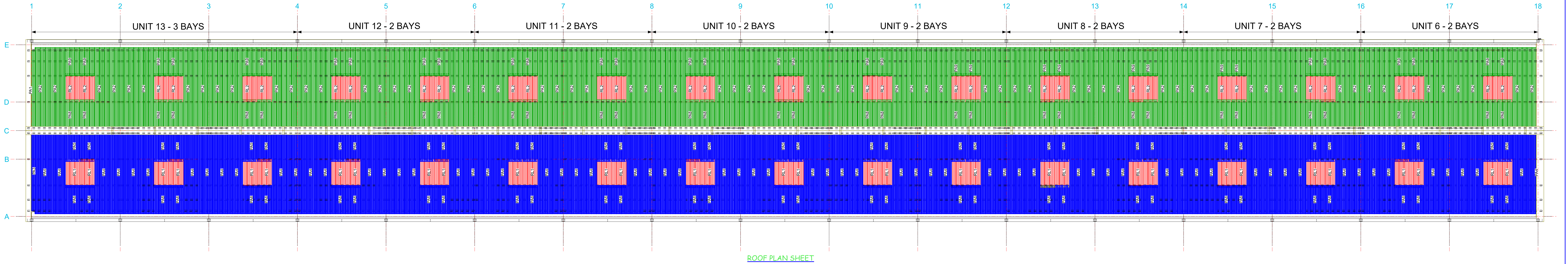
GROUND FLOOR PLAN



PROPOSED DEVELOPMENT
BURNLEY ROAD
SIMONSTONE

UNITS 6-13
LAYOUT & ELEVATIONS

Scale: 1:200 Date: Oct 15 No. 1883/06B



ROOF PLAN SHEET

- FRONT OF ROOF (DOOR SIDE) LEFT TO RIGHT
- REAR OF ROOF (BOUNDARY SIDE) RIGHT TO LEFT
- ROOF LIGHT



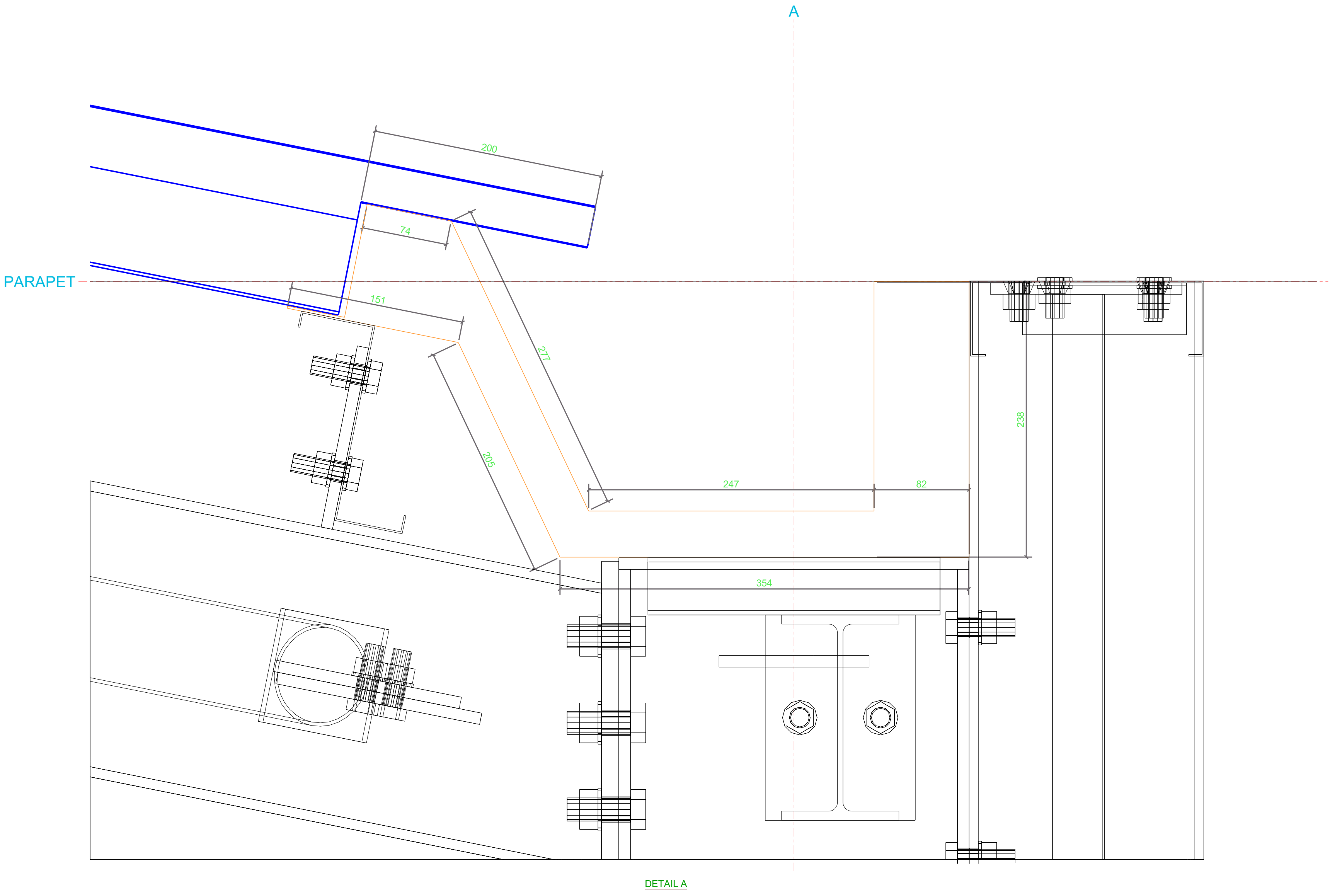
ROOF CLADDING



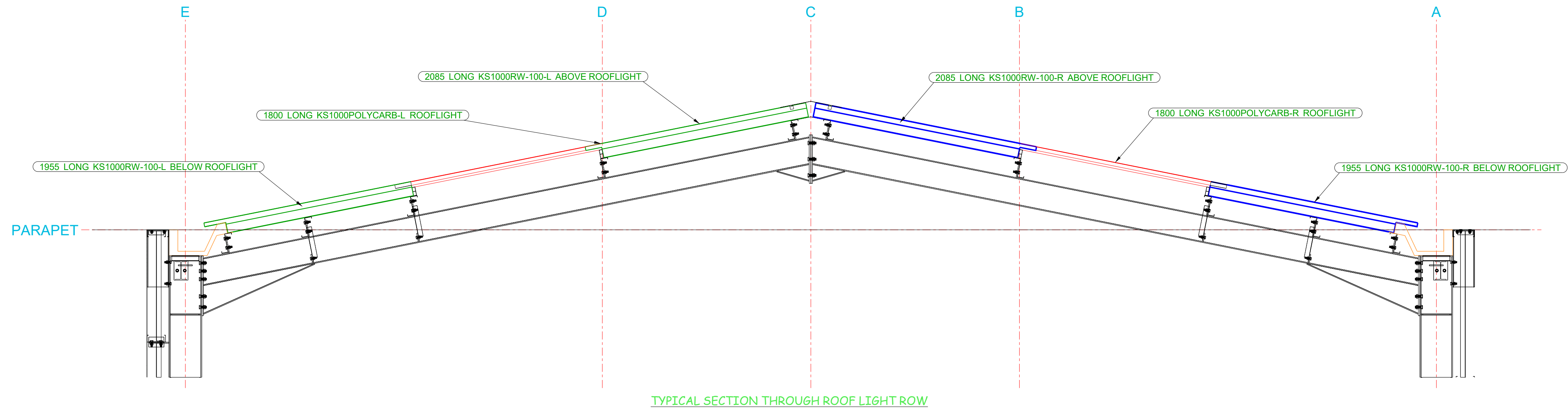
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	34	1	2.085	150	RIGHT	PA5	ABOVE ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	68	1	5.69	200	RIGHT	PA4	ROOF REAR		MERLIN GREY	PIR	100	1000	ROOF
	34	1	1.955	200	LEFT	PA9	BELOW ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	34	1	2.085	150	LEFT	PA8	ABOVE ROOFLIGHT		MERLIN GREY	PIR	100	1000	ROOF
	1	1	5.49	200	RIGHT	PA3	ROOF REAR		MERLIN GREY	PIR	100	1000	ROOF
	68	1	5.69	200	LEFT	PA2	ROOF FRONT		MERLIN GREY	PIR	100	1000	ROOF
	1	1	5.49	200	LEFT	PA1	ROOF FRONT		MERLIN GREY	PIR	100	1000	ROOF
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Total		274	1,059.54										
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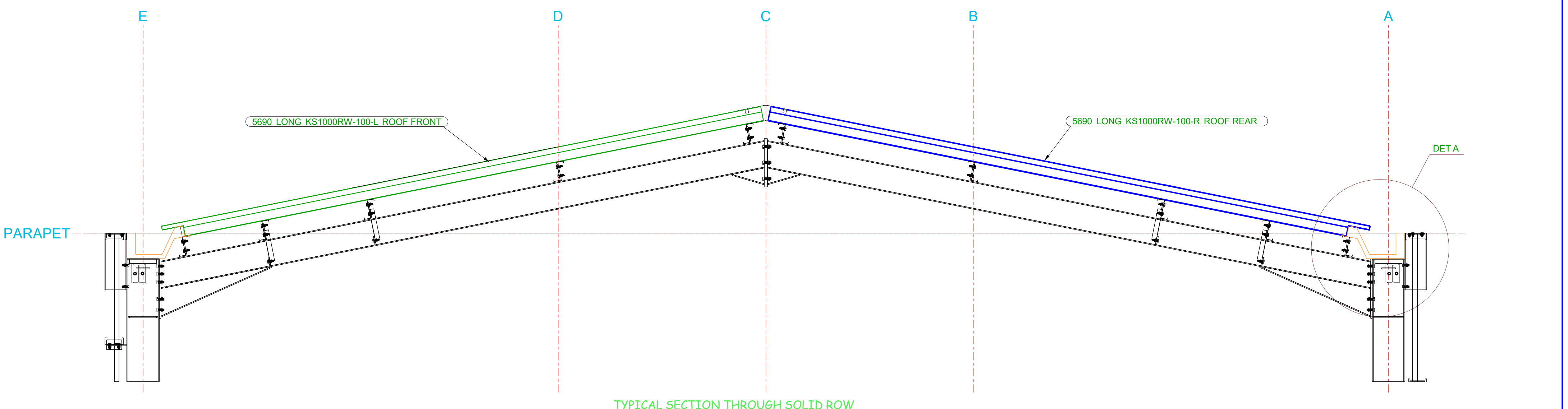
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274



DETAIL A



TYPICAL SECTION THROUGH ROOF LIGHT ROW



TYPICAL SECTION THROUGH SOLID ROW

REV MARK

REVISION DESCRIPTION

REVISION DATE

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CE
2073-CPH-2166-WC
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DRAWING TITLE

A0. ROOF CLADDING

CLIENT

GROUP FIRST GLOBAL

REFERENCE

MODELLED BY

MH

CONTRACT NO

21109

DRAWING No

G [1]

DRAWN DATE

22.02.2019

SCALE

1:2.5 1:25 1:50

REVISION No.

