



TO LET

**Units 1-8 The Stables, Root Farm Business Centre
Whitewell Road, Dunsop Bridge, Lancashire BB7 3AY**

New build artisan / office occupier units (immediately available).

These former stable block units comprise modern creative spaces which have allocated parking, and niche quality internal appointment. The accommodation includes dressed aggregate walls, insulated painted finishes, LED lighting, and PAS24 rated composite doors & locks. Underfloor heating is installed.

Fully accessible WC's & a shower room are on site, a shared refreshment hub is available, and a meeting room for 12 people re hosted meetings is established. The property has CCTV, security alarm and B4RN superfast rural fibre.

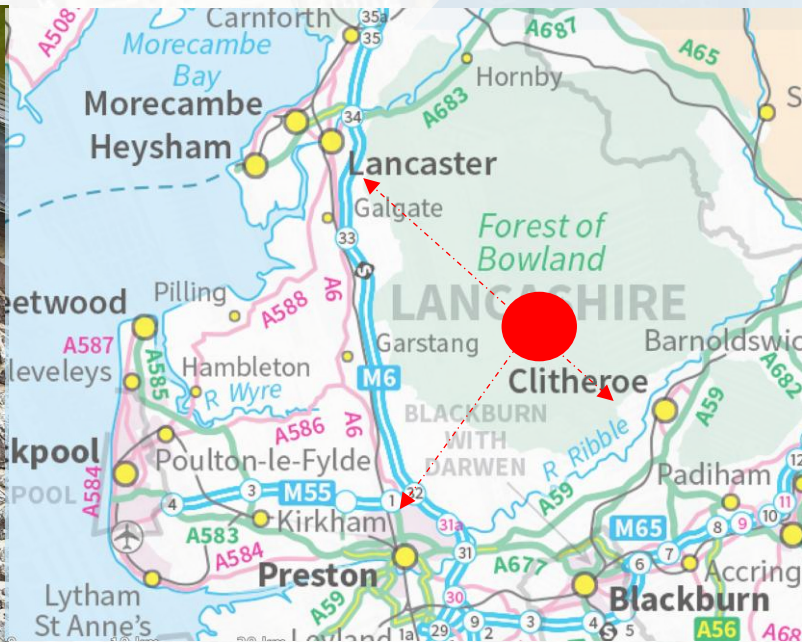
Unit sizes range from: 19.9 m² – 42.20 m² (214 ft² – 455 ft²)



DUCHY of LANCASTER
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Tel: 01524 542717



Location:

Units 1-8 The Stables are located within a newly formed rural business enterprise centre in Dunsop Bridge, Lancashire.

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

This attractive village area sits in the heart 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 has immediate proximity to Ribble Valley, an affluent residential catchment which 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 Newton Road at its junction with the bridge over the river Dunsop.



Description:

Set within an exceptionally appointed development, the property has been constructed to a very high standard finish & quality, having insulated walls & roof, exposed dressed feature walls, and vaulted ceilings. Perimeter power is available within each unit and LED lighting installed.

Each unit is fitted with a high security composite entrance door, double glazing and there is under floor heating throughout.

These light and airy units have the benefit of a shared outside covered courtyard and a high specification service block which contains a shared collaboration space for 12 people, and a refreshment's hub. / canteen. This space may be opened up / combined to form a catered meeting space.

Accommodation:

The Stable units are noted by plan below and comprise the following:

Unit 1:	23.69 m ² (255 ft ²)
Unit 2:	26.83 m ² (289 ft ²)
Unit 3:	19.40 m ² (209 ft ²)
Unit 4:	19.35 m ² (208 ft ²)
Unit 5:	40.76 m ² (439 ft ²)

Unit 6: Shared 12p collab room & canteen

Unit 7:	36.26 m ² (390 ft ²)
Unit 8:	35.73 m ² (385 ft ²)

Fibre / Broadband:

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

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



Services & Utilities:

The estate is connected to mains water and electricity, and common private shared waste treatment plant for foul drainage.

Each unit has under floor heating, its own sub metered electric and water supply. Consumption and apportioned standing charges shall be recharged to the unit occupier at cost.

The development benefits from CCTV, Alarm and security attendance. Under floor heating is provided from a central shared landlord biomass supply.

Tenant Waste:

A common estate waste compound is provided for the accrual of food waste, mixed recyclables and general refuse. This comprises one part of the estate charge.

Parking & Car Charging:

6x Pod Point 7Kwh charges are shared (pay by app) with other business centre users. Each unit has allocated parking. There is Accessibility parking available on site.

Bike rack & Outside seating:

There is shared outside seating and formal designated bike storage area.

Lease terms¹:

Subject to reasonable estate terms being agreed the units shall be let for an initial period of 3yrs which shall be subject to a mutual break at the end of the 24th month of occupation and rolling thereafter (subject to notice period).

The business tenancy shall be drawn on an internal repairing lease only; exterior repairs and estate maintenance shall 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.

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A sum equal to 3months 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 6months written notice by either party.

Alternative lease terms may be available.

Completion of the lease:

Prior to the lease completing a quarter's rent or the proportioned part for the quarter period shall be paid on account to the agent's nominated client account; upon completion the sums paid by tenant will be transferred to the landlord.

Price & Costs:

Rents paid quarterly in advance by standing order (inclusive of estate charge) are noted at an initial sum:

Unit 1: U/O	£4,805 pa / £ 92.40 pw
Unit 2: U/O	£5,385 pa / £103.56 pw
Unit 3: U/O	£3,855 pa / £ 74.13 pw
Unit 4: U/O	£3.855 pa / £ 74.13 pw
Unit 5: LET	£8,175 pa / £157.21 pw

Unit 6: Shared meeting room space

Unit 7: LET	£7,150 pa / £137.50 pw
Unit 8: LET	£7,125 pa / £136.97 pw

Alternative terms may be available on request.

Common estates charges:

Annually the Landlord will (in advance) provide an indication of the reasonable common estate services which are required and will note the proportioned cost for each unit.

This expense will comprise a recharge to the unit occupier, to include common area:

- cleaning, waste, and external building repairs
- Common area lighting, utility standing charges & drainage maintenance and supply
- general waste, food waste and mixed recycling
- signage, parking & roadway maintenance
- public liability & buildings insurance
- cleaning staff wages, site management
- health & safety, security / CCTV

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- grass cutting and landscape attendance
- winter gritting & snow clearance
- other as reasonably and properly required

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

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

The RV's noted within the 2026 List are:

• U1	£2,500
• U2	£2,800
• U3	£2,025
• U4	£2,025
• U5	£4,300
• U7	£3,750
• U8	£3,650

Signage:

Subject to the established landlord 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 units.

Landlord Estate Policy:

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



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 Regulation (anti-money laundering) checks as required; to include each principal director and the named persons with significant control (re a company application).

Each application is treated confidentially and information will not be shared, however the pass or fail status of each applicant will be communicated with the landlord.

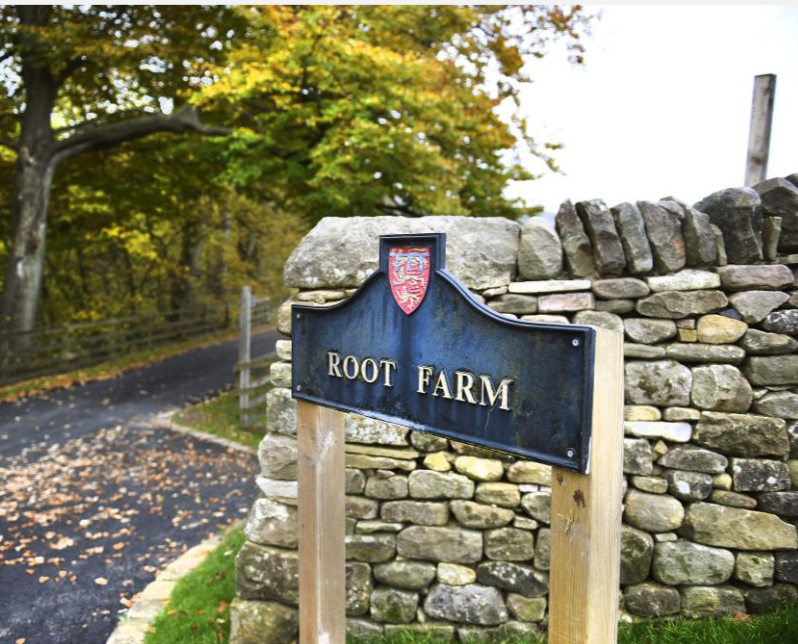
The cost of each application shall be charged at a rate of £35.00 per applicant and shall cover the application process with Veriphy (as a 3rd party provider) and which application shall include an annual sanctions assessment.

Subject to contract & VAT:

Terms are proposed subject to formal lease and Landlord board approval. All sums quoted within particulars, and those costs falling due under provisions of the lease, shall be subject to the prevailing rate of Value Added Tax (currently set at a rate of 20%).

Imagery:

Pictures noted within this brochure are archive images dated October 2025 and for illustrative purposes only.



Viewings:

Accompanied viewings may be arranged with the agent.



Jody Lauder
Director, MRICS



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

Misrepresentation Act 1967

Richard P. Taylor Limited 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 Chartered Surveyors, 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 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.