

BLACKPOOL AND FYLDE INDUSTRIAL ESTATE, BLACKPOOL

Workshop Units To Let

46, 46.5, 69, 92, 93, 142 sq m (495, 500, 743, 990, 1,000, 1,528 sq ft) subject to availability

Location:

The units are located on Blackpool's premier industrial estate adjoining the Squires Gate Link Road which in turn gives direct access to the M55 motorway.

Description:

There are 25 units within this size range situated within a larger industrial estate.

The units are designed with small businesses in mind and allow maximum utilisation of workspace. Each unit has an integral toilet and up and over loading doors.

Specification:

- ◆ Reinforced Concrete Floor
- ◆ Steel Portal Frame
- ◆ Insulated plastic coated steel cladding to roof with approximately 10% double skin translucent roof lights
- ◆ Manually operated up and over doors not less than 3.1m high
- ◆ Three phase electricity supply
- ◆ Mains gas to unit
- ◆ Domestic plumbing provided to the toilet area
- ◆ Telephone entry duct



'Easy In, Easy Out' Lease Terms Include :

- ◆ Initial three year term
- ◆ Only three months notice to vacate
- ◆ Rent payable monthly in advance and subject to a fixed annual increase
- ◆ Rents quoted are to include costs for external and structural repairs and building insurance
- ◆ No Solicitors required
- ◆ Further details on request

Other Information:

A rental deposit will be collected by the Landlords. The deposit will be refunded on vacation of the premises.

An initial tenancy administration charge is payable.

Rates: For information on Rateable Value or rates payable contact Fylde Borough Council 01253 721222

Viewing: Please contact us for an appointment