

TO LET

INDUSTRIAL/ WAREHOUSE PREMISES

1,398m² (15,049 Sq Ft)



UNIT 1

BLACKPOOL & FYLDE INDUSTRIAL ESTATE

BLACKPOOL

LOCATION

The premises are located in a prominent position on the established Blackpool and Fylde Industrial Estate, adjoining the Squires Gate Link Road. The estate benefits from excellent transport links with Junction 4 of the M55 motorway being approximately half a mile away, which in turn connects with the M6 and the national motorway network.

DESCRIPTION

The premises comprise a detached industrial unit incorporating large warehouse accommodation, together with ancillary office and staff facilities. The property is of steel portal framed construction with profile metal clad elevations and insulated metal clad roof incorporating translucent glazing panels.

Externally, there is a tarmacadam forecourt with parking for 29 cars and a separate loading area/bay to the side elevation with additional parking for 9 vehicles.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice to have a gross internal area of 1,398m² (15,049 sq ft).

RATES

We understand from the Valuation Office Agency that the premises have a Rateable Value of £53,500 (decreasing to £52,500 from 1st April 2005). The current Uniform Business Rate for 2004/05 is 45.6p in the £.

SERVICES

All mains services will be provided including water, gas, three-phase electricity and mains drainage.

TERMS

The premises are available on a new full repairing and insuring lease for a minimum term of three years or multiples thereof.

RENTAL

Offers in the region of £60,000 per annum exclusive.

VAT

VAT is payable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred with the transaction.

VIEWING

Strictly by appointment via joint agents:

Whittle Jones North West.
Telephone: 01257 238666

&

Robert Pinkus & Co.
Telephone: 01772 769000

TO LET

**INDUSTRIAL/
WAREHOUSE PREMISES**

465m_ (5,000 Sq Ft)



UNIT 3B

BLACKPOOL & FYLDE INDUSTRIAL ESTATE

BLACKPOOL

LOCATION

The premises are located on the established Blackpool and Fylde Industrial Estate, adjoining the Squires Gate Link Road. The estate benefits from excellent transport links with Junction 4 of the M55 motorway being approximately half a mile distant, which in turn connects with the M6 and the national motorway network.

DESCRIPTION

The premises comprise a semi-detached industrial unit incorporating warehouse accommodation, together with ancillary office and staff facilities. The property is of steel portal framed construction with profile metal clad elevations and insulated metal clad roof incorporating translucent glazing panels.

Externally, there is a tarmacadam forecourt for parking and loading purposes.

ACCOMMODATION

We have measured the premises in accordance with the RICS Code of Measuring Practice to have a gross internal area of 464m² (5,000 sq ft).

RATES

We are verbally informed by the Valuation Office Agency that the premises have a Rateable Value of £22,250. The current Uniform Business Rate for 2002/03 is 43.7p in the £.

SERVICES

All mains services will be provided including water, gas, three-phase electricity and mains drainage. (Ingoing tenants shall be responsible for the connection of all services).

TERMS

The premises are available on a new fully repairing and insuring lease for a minimum term of three years or multiples thereof.

RENTAL

£23,000 per annum exclusive.

VAT

VAT is payable on the rent at the prevailing rate.

LEGAL COSTS

The ingoing tenant is to be responsible for the landlords reasonable legal costs incurred in the transaction.

VIEWING

Strictly by appointment via retained agents, Whittle Jones North West.
Telephone: 01257 238666