



TO LET

CLIFTON TRADE PARK

BRINWELL ROAD, BLACKPOOL, FY4 4QU



- **FLEXIBLE LEASING TERMS AVAILABLE**
- **INCENTIVES AVAILABLE**
- **MODERN WORKING ENVIRONMENT**
- **A RANGE OF NEARBY AMENITIES**
- **FIBRE INTERNET**
- **EXCELLENT TRANSPORT LINKS**
- **CLOSE TO M55**

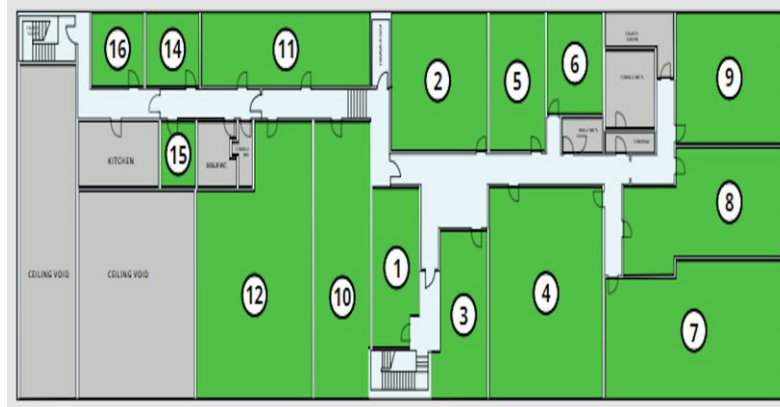
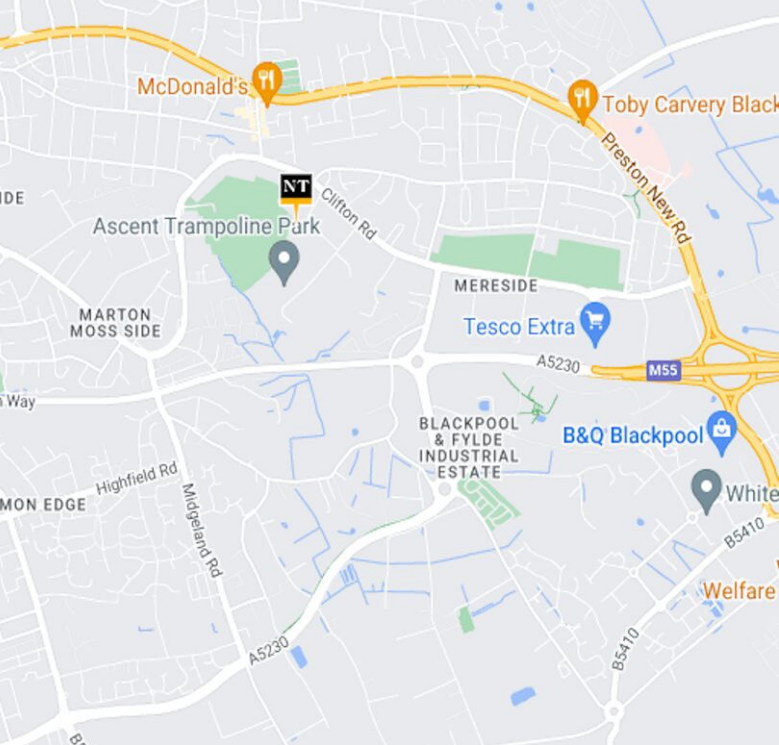
FLEXIBLE OFFICE SUITES

103 - 1,203 SQ FT



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
M55	1	1	Car
Blackpool Airport	2.2	10	Car
Blackpool Town Centre	2.6	17	Bus
Preston	15.1	30	Car

Source: theAA.com

Clifton Trade Park Offices

Brinwell Road, Blackpool



DESCRIPTION

Clifton Trade Park comprises a modern self-contained multi-let estate on a site of approximately 1.69 acres. The estate provides 14 recently renovated modern office suites which are situated on the first floor of a two storey building.

The offices are accessed via a dedicated entrance with external directory. The suites, which have undergone a substantial refurbishment are carpeted and decorated throughout. The offices range in size from 1 persons (103 sq ft) up to 1,203 sq ft. Internally there is a shared kitchen / break out area.

Externally the estate benefits from a good car parking provision and is fully fenced with secure gated access across the front entrance to the estate.

SPECIFICATION

- Refurbished flexible office suites
- Fully carpeted and decorated throughout
- Modern communal areas
- Kitchen and break out area
- Excellent location
- Good transport links
- Fully fenced estate with gated access
- Ample car parking provision

EPC

The EPC ratings on the available units range from C51. Copies of individual EPC's are available on request.

LOCATION

Clifton Trade Park is perfectly located being just minutes from the M55 motorway and main Blackpool access routes making it ideally situated for access to Lancashire and the wider north west region. Clifton Trade Park is positioned centrally on the well-established Clifton Road Industrial Estate. The estate has excellent transport links via Clifton Road and is located close to the A5230 which leads to Junction 4 of the M55 approximately one mile east of the subject property. The property is accessed off Brinwell Road to the north and is on the west side of Cornford Road.

Blackpool is located on the Fylde Coast in the North West of England, situated approximately 15 miles to the west of Preston, 45 miles north of Liverpool and 50 miles north west of Manchester. Blackpool has excellent road communications situated next to Junction 4 of the M55 Motorway, providing direct access to the M6 and the wider regional and national motorway network.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

Further information is available on the dedicated website: www.blackpoolbusinessspace.co.uk



Lynton House • Ackhurst Business Park • Foxhole Road • Chorley • PR7 1NY

northwest@northerntrust.co.uk

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