

TO LET/FOR SALE

MAY SPLIT ON A FLOOR BY FLOOR BASIS

UNIT 16
THOMPSON ROAD
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5PN

- LOCATED ON PRESTIGIOUS BUSINESS PARK
- HIGH SPECIFICATION OFFICE ACCOMMODATION
- 30 CAR PARKING SPACES
- LOCATED IN A VISIBLE CORNER POSITION
- COMFORT COOLING, CARPETING, CAT 5,CENTRAL HEATING, PLATFORM LIFT & SHOWER
- VIEWING ESSENTIAL
- 2325- 4660 SQ FT AVAILABLE

RENT: FROM £10.00 PER SQ FT PER ANNUM EXC
ASKING PRICE: £750,000 EXC



Duxburys
Commercial

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WHITEHILLS BUSINESS PARK, BLACKPOOL

LOCATION

This office building is situated in Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. The development itself is accessed off a major roundabout off which B&Q warehouse and Premier Inn Hotel are situated. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW, Vauxhall, Honda. The site offers a selection of office and industrial space.

DESCRIPTION

The unit itself is located on a prominent corner position. The unit is of steel portal frame construction of modern design. Internally the unit is finished to a high specification and the accommodation itself is set over two storeys. The first floor can also be accessed by way of a platform lift and the unit benefits from WC's to both floors. There is also a shower to the first floor. The unit is carpeted, benefits from air conditioning, air circulation system and central heating. There is a good sized staff area/ canteen located on the ground floor. The accommodation is mainly open plan with managers offices located on both floors.

ACCOMMODATION

Ground Floor NIA:

216 SQ M (2325 SQ FT)

First Floor NIA:

217 SQ M (2335 SQ FT)

TOTAL: 433 SQ M 4660 SQ FT

RATING

Ground Floor

2017 Draft RV: £19,000

First Floor

2017 Draft RV: £18,750

LEASE

A new FRI lease is available with terms to be agreed by negotiation. The lease will be excluded from the Landlord and Tenant Act 1954 part 2.

EPC

EPC rating: D

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate

WATER BALANCING POND SERVICE CHARGE

To be paid by the ingoing tenant. Details to be confirmed.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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