

TO LET/ FOR SALE

WHOLE BUILDING/ MAY SPLIT

LIBRA HOUSE
CROPPER CLOSE
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5PU

- MODERN OFFICE ACCOMMODATION
- HIGH SPECIFICATION DESIGN
- LOCATED IN A PROMINENT POSITION ON WHITEHILLS BUSINESS PARK CLOSE TO THE M55 MOTORWAY
- NIA APPROXIMATELY 686.7 SQ M (7,391 SQ FT)
- 23 CAR PARKING SPACES
- VIEWING IS ESSENTIAL

RENT: £75,000 PER ANNUM EXCLUSIVE
FOR SALE: PRICE ON APPLICATION



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

CROPPER CLOSE, WHITEHILLS BUSINESS PARK

LOCATION/ DESCRIPTION

Whitehills Business Park is one of Blackpool's premier estates and is situated adjacent to junction 4 of the M55 motorway. It provides ease of access to the motorway network, Blackpool town centre and Lytham. Nearby occupiers include B & Q, NST, numerous legal and professional practices, stockbrokers, car showrooms included BMW and Mini and also a Premier Inn Hotel. The building itself is located in a prominent and visible location and viewing is highly recommended.

The accommodation is set over 3 floors and benefits from a lift facility. The offices benefit from air conditioning, data cabling, carpets, lighting, kitchens and staff room/WC facilities.

ACCOMMODATION

Ground Floor	214.90 SQM
First Floor	237.10 SQ M
Second Floor	234.70 SQ M
TOTAL:	686.70 SQ M (7,391 SQ FT)

CAR PARKING

There are 23 designated car parking spaces to the front of the building.

SERVICE CHARGE

A service charge is levied for the water balancing pond. Further information available on request.

LEASE TERMS

A new FRI lease is available with terms to be agreed.

LEGAL COSTS

The incoming tenant is to be responsible for the landlord's reasonable legal costs incurred during this transaction.

BUSINESS RATES

Second Floor: 2017 RV: £20,515 (taken from the VOA website)

Ground & First Floor 2017 RV: £33,750

Car Parking at Ground and First Floors £400.00

EPC

EPC rating: C

VAT

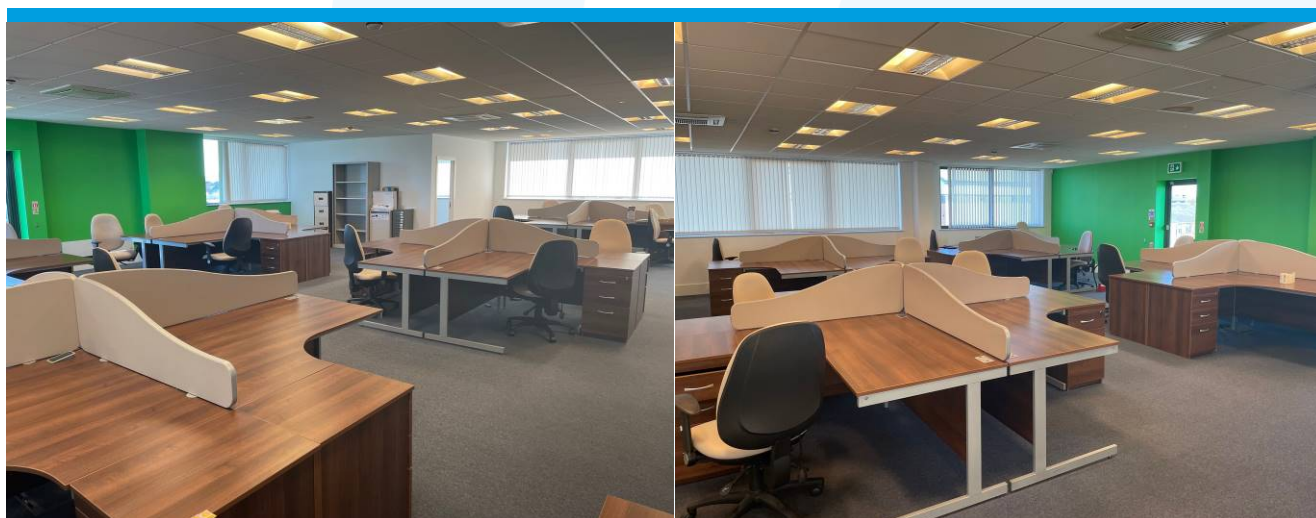
All prices quoted are exclusive of VAT but are subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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