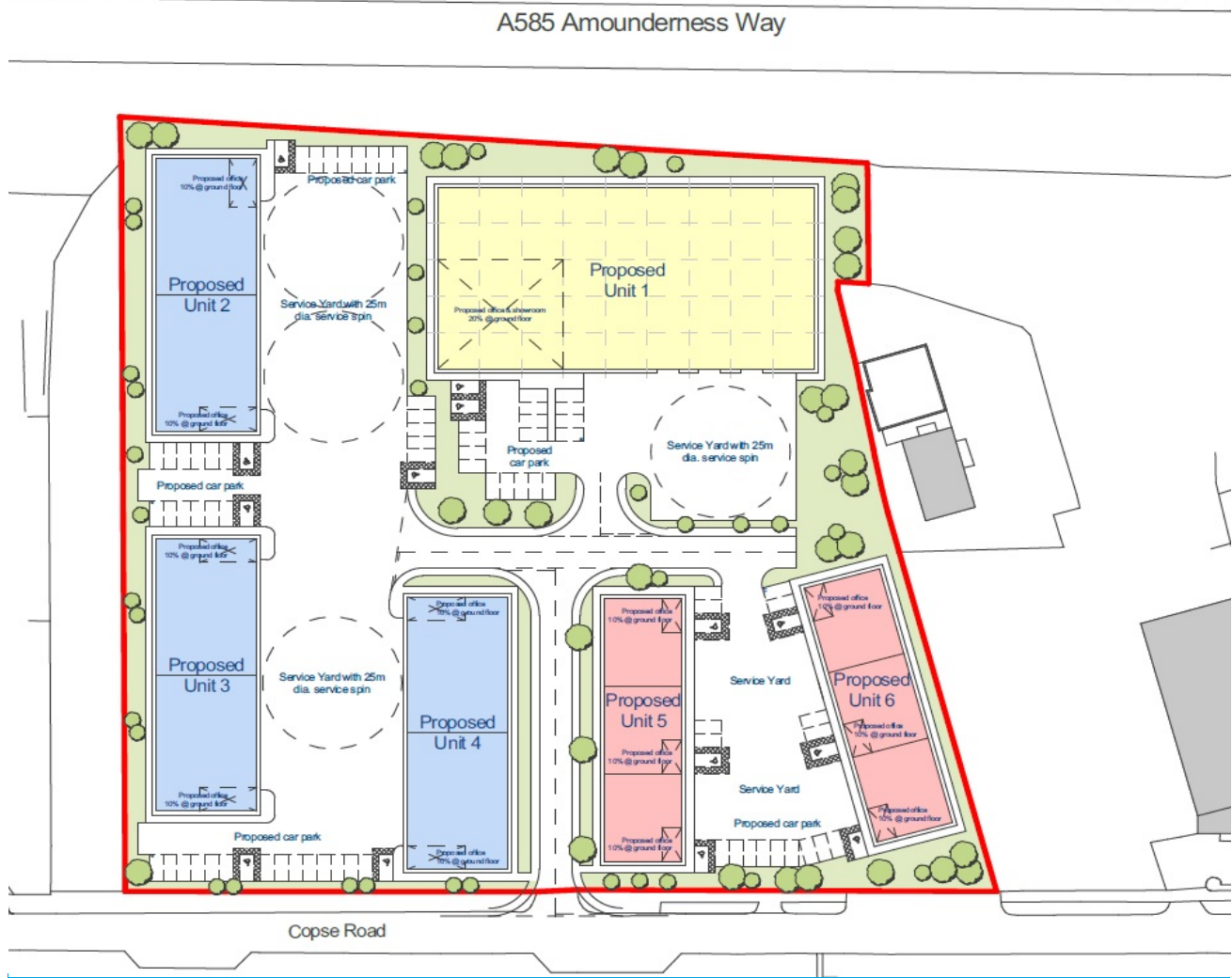


FOR LEASE TO BE CONSTRUCTED

NEW BUILD HIGH SPECIFICATION
BUSINESS UNITS
COPSE ROAD BUSINESS PARK
COPSE ROAD
FLEETWOOD

- NEW BUILD HIGH SPECIFICATION BUSINESS UNITS
- VARIOUS UNITS TO SUIT VARYING REQUIREMENTS
- SECURE SELF-CONTAINED BUSINESS PARK
- PLANNING APPLICATION TO BE SUBMITTED FOR B1, B2 & B8 USES
- SUITABLE FOR WAREHOUSE, WORKSHOP, TRADE COUNTER, SHOWROOM AND OFFICES - STPP
- VISIBILITY FROM COPSE ROAD/AMOUNDERNESS WAY
- TARGET AVAILABILITY - LATE 2021

RENT: ON APPLICATION



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

COPSE ROAD, FLEETWOOD

LOCATION

Located on Copse Road and situated off Amounderness Way, on the outskirts of Fleetwood town centre. Amounderness Way (A585) is the main arterial route providing access in and out of Fleetwood and close by town/areas of Thornton Cleveleys, Poulton Le Fylde and over Wyre. Ease of commuting is also available towards Blackpool. The Business Park will benefit from convenient transport links together with visibility from Amounderness Way.

DESCRIPTION

Copse Road Business Park will provide a range of high quality, brand-new and self-contained units. A mix of terraced, semi-detached and detached business units, which are to be suitable for warehouse, workshop, trade-counter or showroom uses (STPP).

The units will be finished to a high quality, shell specification, ready for tenants internal fit-out to suit their own business/use.

In brief, the units benefit from:

- Steel portal from construction
- Flat panel cladding & glazing
- Roof lights
- Office & WC facilities with ability to accommodate further mezzanine offices & stores
- 3-phase power supply
- Electronically operated sectional insulated over-head loading doors

ACCOMMODATION

Unit 1	2,323 sq m	25,000 sq ft
Unit 2	929 sq m	10,000 sq ft
Unit 3	929 sq m	10,000 sq ft
Unit 4	929 sq m	10,000 sq ft
Unit 5	697 sq m	7,500 sq ft
Unit 6	697 sq m	7,500 sq ft

Also potential to provide:

- 5,000 sq ft units
- 2,500 sq ft units

SERVICES

We are informed by the developer that mains services are to be connected to the units, to include water, 3-phase electricity supply and mains drainage.

RATEABLE VALUE

To be assessed

EPC

To be assessed

LEASE/LEGAL FEES

The units are available by way of a new Full Repairing and Insuring lease, with terms to be agreed. Landlord's legal fees – TBC.

VAT

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

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

Disclaimer/ Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

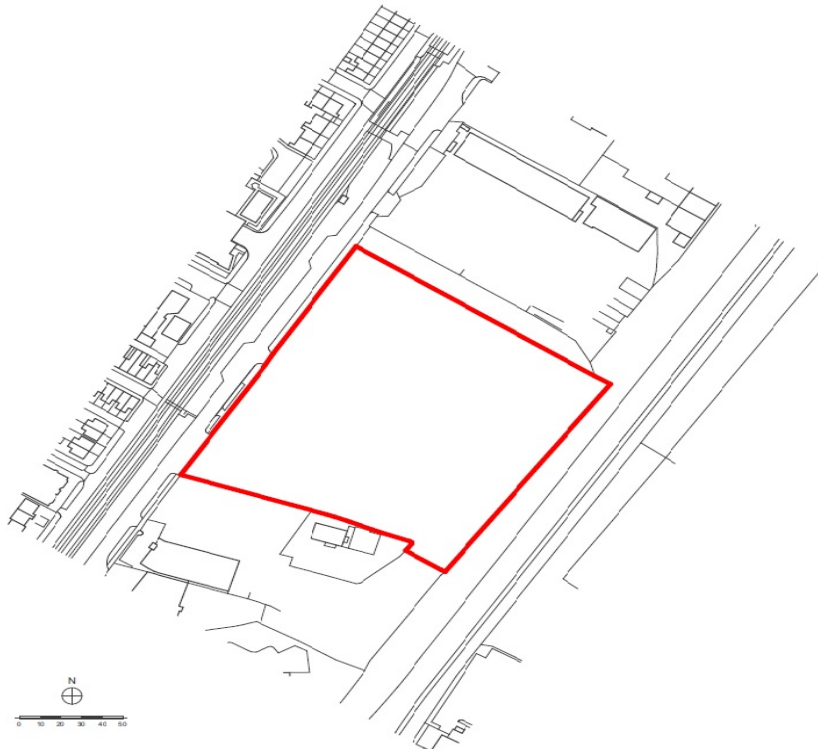
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(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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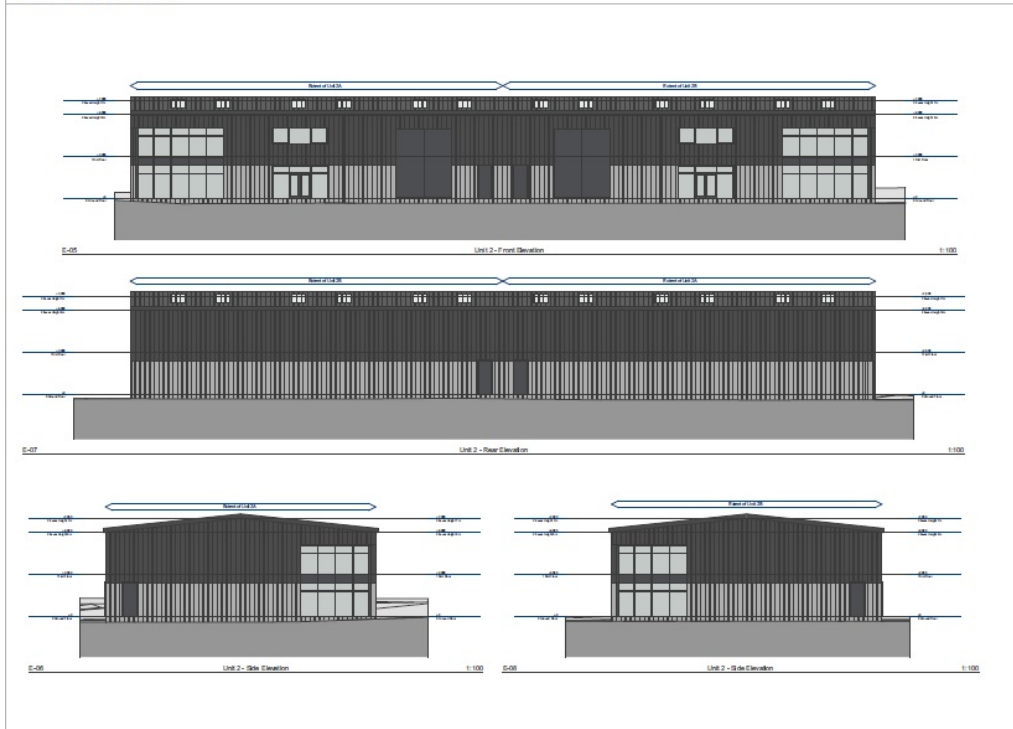
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Unit 2 Elevations



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