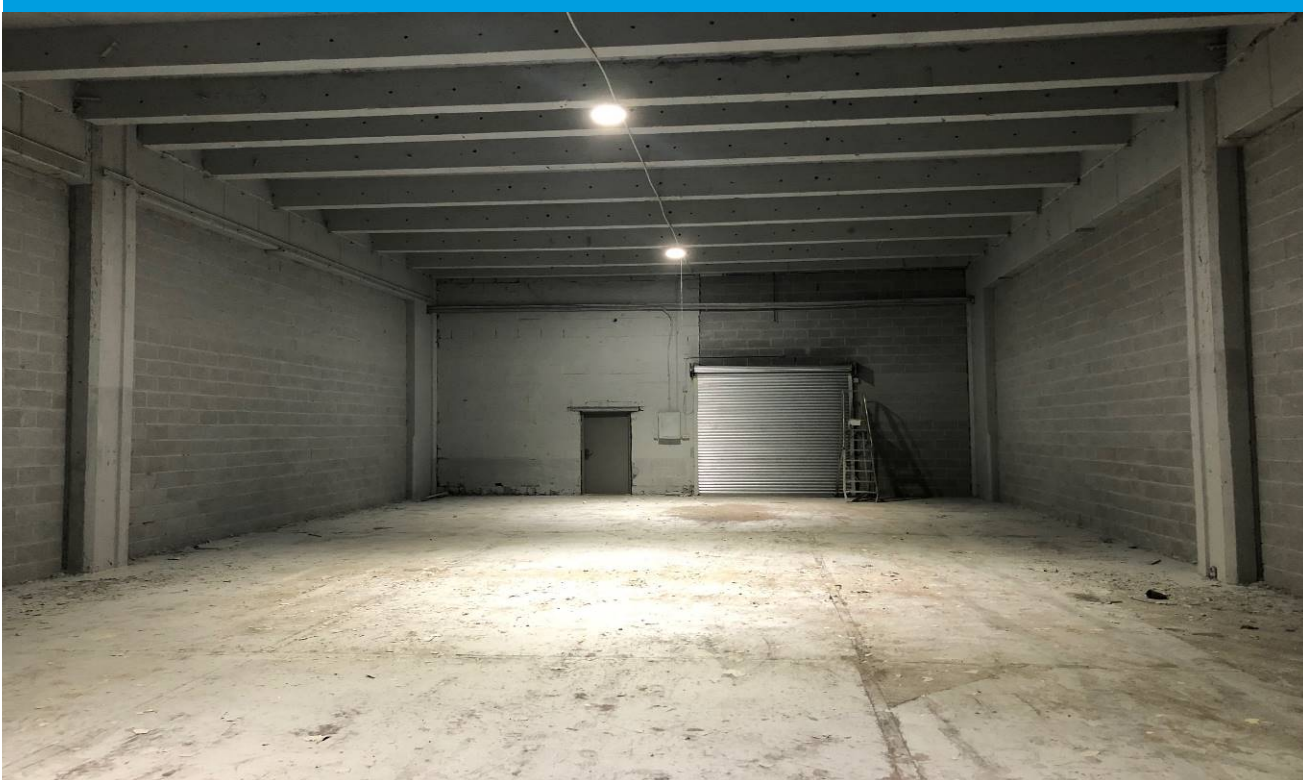


# TO LET **SMALL TO LARGE BUSINESS UNITS**

UNITS 38, 41 & 47  
SQUIRES GATE BUSINESS PARK  
SQUIRES GATE LANE  
BLACKPOOL  
LANCASHIRE  
FY4 3RN

- SIZES FROM APPROX. 2,500 SQ FT FOR BUSINESS USE / WORKSHOP / LIGHT INDUSTRIAL / STORAGE OR DISTRIBUTION SPACE
- EXCELLENT LOADING SPACE / YARD / CAR PARKING
- ALL USES CONSIDERED
- HIGH FOR RACKING OPTIONS / LOADING DOORS

**RENTS FROM: £15,000 PA EXC + VAT**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# SQUIRES GATE BUSINESS PARK, BLACKPOOL

## LOCATION

Squires Gate Business Park is situated fronting Squires Gate Lane (A5230) approximately 2.6 miles to the South of Blackpool town centre and adjacent to Blackpool Airport. Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55, two miles to the East. Blackpool is located approximately 50 miles North West of Manchester and 18 miles West of Preston. Blackpool has excellent road communications with the M55 motorway providing a link to Junction 32 of the M6 motorway within 12.4 miles, which leads to the M65 and M61 motorways.

## DESCRIPTION

A range of Units (subject to availability\*):

- Sizes from 2500 SQ FT (plus)
- Some units do not have their own water supply, therefore there is use of a communal Toilet block (within walking distance) with wash hand basins and running water.
- Solid concrete floor
- Good loading options
- Vehicle access doors
- Option for offices and staff areas to be constructed by the tenants.
- Easy access for tenants
- Good Eaves height and therefore racking potential and mezzanine floors available for tenants
- Low rents
- Flexible lease terms
- Quoted Rents inclusive of service charge and insurance.

Please call 01253 316919 Option 1 or EMAIL: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk) for more details

## ACCOMMODATION SCHEDULE

Below are approximate measurements and may vary:

Unit	Depth	Width	Sq. M	Sq. Ft	Year 1 Rent
38	TBC	TBC	255	2750	£16,500 + VAT
41	TBC	TBC	232	2500	£15,000+ VAT
47	21.5m	10.8m	232	2500	£15,000 + VAT

## LEASE BASIS

New license agreements available – quick and easy access to the units.

- NO LEGAL FEES

## SERVICE & INSURANCE CHARGE

This is included in the rent.

## RATEABLE VALUE

To be confirmed. To be assessed.

## EPC

EPC rating - to be confirmed

## PHOTOS

The photos used in the brochure are example photos of other units at the business park, photos of the specific units will be provided in due course.

## VAT

Figures are plus VAT

## VIEWING ARRANGEMENTS

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

