

FOR LEASE

UNITS 1 & 2
COPSE ROAD
(ACCESS ALSO FROM SIDING ROAD)
FLEETWOOD
FY7 6RP

- AVAILABLE AS ONE UNIT OR CAN BE SPLIT INTO TWO SEPARATE UNITS
- 8,900 SQ FT OR SPLIT DOWN AS 4,250 & 4,650 SQ FT
- OPEN PLAN BUSINESS SPACE
- CAR PARKING & VEHICLE ACCESS DOOR(S)
- INSULATED ROOF INSTALLED
- INTERNAL VIEWING AVAILABLE BY APPOINTMENT

RENT: £33,000 PA EXC - AS ONE UNIT

IF SPLIT DOWN: £17,000 PA EXC - £18,600 PA EXC



Above: Unit 2



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 / DESCRIPTION

Workshop / Warehouse / Storage unit(s) available, can be accessed from Copse Road and/or Siding Road, via the town centre end of the Copse Road / Station Road.

Amounderness Way (A585) is the main arterial route providing access into Fleetwood and to the subject units.

The building:

- Available as a whole or split down into two separate units.
- Ground floor open plan space.
- Insulated roof.
- Whole unit: 8,900 sq ft
- Unit 1: 4,650 sq ft – Offices included in part.
- Unit 2: 4,250 sq ft
- Loading door(s) and personal door access
- Access off Copse Road and/or Siding Road
- Car parking on Copse Road or via Siding Road
- Suitable for a variety of uses – STPP
- Internal viewing is recommended.

LEASE / LEGAL FEES

A new FRI lease is available with terms to be negotiated. Incoming tenant to pay the landlords legal fees, quote to be provided.

RATEABLE VALUE

TBC

VAT

Disclaimer: the figures quoted are exclusive of VAT but may be subject to VAT at the prevailing rate

ACCOMMODATION / RENTS

Ground Floor:

As a Whole: 8,900 sq ft - £33,000 PA EXC

Unit 1: 4,650 sq ft - £18,600 PA EXC

Unit 2: 4,250 sq ft - £17,000 PA EXC

Approximate measurements. Sizes and rents may vary subject to full lease agreed.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or Email:

adam@duxburyscommercial.co.uk

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.



Above: Unit 2



Above: Unit 2 (rear)