

TO LET

WIDE SELECTION OF SPACE

WAREHOUSING/ INDUSTRIAL
ACCOMMODATION
SQUIRES GATE INDUSTRIAL ESTATE
SQUIRES GATE LANE
BLACKPOOL
LANCASHIRE
FY4 3RN

- LARGE INDUSTRIAL/ WAREHOUSE ESTATE
- EXCELLENT OPPORTUNITY
- EXCELLENT LOADING AREAS
- EXTENSIVE YARD AREAS
- VARIOUS UNITS AVAILABLE
- GOOD HEIGHT FOR RACKING
- EMAIL: adam@duxburyscommercial.co.uk

RENT FROM £2.00 - £5.00 PER SQ FT + VAT



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

SQUIRES GATE INDUSTRIAL ESTATE

LOCATION

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.

Squires Gate Industrial Estate is situated fronting Squires Gate Lane (A5230) approximately 2.6 miles (4.2km) 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.

DESCRIPTION

The premises form a large industrial/ warehouse complex and provide large areas of uninterrupted storage/ production space, generally benefitting from the following specification.

Generally speaking:

- Good eaves heights available
- Solid concrete floor
- Excellent loading areas
- Loading facilities and yards available
- Extensive Yard / Circulation Areas

Contact us regarding availability...

Email: adam@duxburyscommercial.co.uk

LEASE BASIS

A new effective full repairing and insuring lease will be available with terms to be agreed by negotiation with the landlord.

SERVICE CHARGE

A site service charge is applicable – details to be confirmed.

RATEABLE VALUE

To be confirmed.

EPC

EPC rating : **To be confirmed.**

VAT

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

VIEWING ARRANGEMENTS

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

