

# TO LET

UNIT 6 & 7  
K7 BUSINESS PARK  
SNOWDON ROAD  
QUEENSWAY INDUSTRIAL ESTATE  
ST ANNES  
FY8 3DP

- BUSINESS UNITS, WOULD SUIT VARIOUS USES- STPP
- TWO UNITS CURRENTLY INTERCONNECTED, AVAILABLE WHOLE OR IN PART
- CAR PARKING TO FRONT AND REAR
- LOADING SPACE AND LOADING FACILITIES
- CONVENIENT LOCATION
- EASE OF ACCESS TO M55 MOTORWAY
- MEZZANINE FLOOR TO BOTH UNITS 6 & 7

UNIT 6: £8,000 PA EXC

UNIT 7: £8,000 PA EXC

UNIT 6 & 7 COMBINED: £16,000 PA EXC



**Duxburys**  
Commercial

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# SNOWDON ROAD ST ANNES

## LOCATION

Snowdon Road is located on Queensway Industrial Estate and is accessed off Everest Road which in turn connects onto Kiln House Lane.

These roads are accessed off the main arterial route which is Queensway (B5261) which allows for ease of commuting towards Blackpool, St Annes and Lytham. Access is available towards the nearby M55 motorway which provides connection onto M6 motorway.

## DIRECTIONS

Proceed along Queensway (B5261) from Blackpool towards St Annes and turn right at the traffic lights onto Everest Close. Proceed along and turn right into Everest Road and into Queensway Industrial Estate. Proceed to the end of Everest Road, turn right and proceed down Snowdon Road where the unit can be found on the left hand side.

## DESCRIPTION / RENTS

### Unit 6:

Ground floor: 840 sq ft

First floor Mezzanine : (840 sq ft)

- Loading door to rear

### Unit 7:

Ground floor: 840 sq ft

First floor mezzanine: 840 sq ft

- Personnel door to rear

## LEASE / LEGAL COSTS

A lease will be provided by the Landlord. In the case that any legal fees are incurred in a letting, the incoming tenant will be responsible for the Landlords legal fees quoted

## VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 OR email

[clare@duxburyscommercial.co.uk](mailto:clare@duxburyscommercial.co.uk)

## RATEABLE VALUE

Currently rated with the units combined Units K6 & K7 Snowdon Road.

2017 Rateable value: £10,750

## EPC RATING

TBC

## SERVICE CHARGE

A site service charge may be levied on an ad hoc basis. Further details available on request.

## PLANNING

All enquiries in relation to planning should be made directly to the Local Authority. No warranties are given by the agent in relation to planning permission.

## VAT

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

### 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.



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.