

TO LET

**8 THE PAVILIONS
AVROE CRESCENT
BLACKPOOL
LANCASHIRE
FY4 2DP**

- MODERN OFFICE ACCOMMODATION LOCATED ON PRESTIGIOUS BUSINESS PARK
- 8 ON SITE CAR PARKING SPACES
- CLOSE TO M55 & BLACKPOOL TOWN CENTRE
- TOTAL NIA: 1657 SQ FT APPROX
- VIEWING HIGHLY RECOMMENDED

RENT: £18,000 PER ANNUM EXCLUSIVE



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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THE PAVILLIONS, AVROE CRESCENT

LOCATION

The park itself is within close proximity to Blackpool town centre and St Anne's town centre. Blackpool Business Park is also close to the M55 Motorway. The business park is currently expanding and includes retail parks, offices and warehousing. Current occupiers on the business park include Blackpool Gazette and Morrisons. The units are well located on the pavilions and are surrounded by other offices. The modern office accommodation is in good order throughout and benefits from a mix of open plan areas, private offices, kitchen area and WC facilities. There is car parking to the front of the property.

ACCOMMODATION

NIA: 1657 sq ft approx.

The unit benefits from a mix of open plan accommodation of private offices/ meeting rooms/separate kitchen & canteen area/WC and shower facilities.

There are 8 designated car parking spaces to the front.

LEASE DETAILS

Available by way of a new FRI lease with terms to be negotiated. The incoming tenant is responsible for the landlords legal fees incurred in this transaction.

SERVICE CHARGE

A site service charge is levied for the general upkeep and maintenance of the site. Full details to be confirmed.

BUSINESS RATES

RV: £17,250

This is not the amount payable, but the amount used to calculate rates payable. Please contact Blackpool Council for further information.

EPC

EPC Rating: Rating C

LEGAL COSTS

The incoming tenant is to be responsible for the Landlord's legal fees incurred during this transaction.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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;

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(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.

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(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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