

TO LET

MODERN BUSINESS UNITS

**FLEXSPACE
WORKSHOP / OFFICES
SYCAMORE TRADING ESTATE
SQUIRES GATE LANE
BLACKPOOL
FY4 3RL**

- VARIOUS WORKSHOPS/ FURNISHED OFFICE UNITS
- TENANCIES FROM 12 MONTHS AVAILABLE
- OFFICES RANGE FROM 180 - 330 SQ FT
- WORKSHOPS RANGE FROM 720 – 7,850 SQ FT
- 24 HOUR ACCESS
- HIGH SPEED BROADBAND AVAILABLE

**AVAILABILITY & PRICES- PLEASE SEE AVAILABILITY
SCHEDULE ATTACHED**



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

SYCAMORE TRADING ESTATE, SQUIRES GATE LANE

LOCATION

Sycamore Trading Estate is positioned adjacent to Blackpool Airport and the Squires Gate Retail Park which includes Morrisons, Dunelm Mill, McDonalds, Halfords and Nando's and various other retailers. Sycamore Trading Estate is directly accessed off Squires Gate Lane (A5230) which connects onto the Promenade and also commences access towards Lytham St Annes.

The site allows access towards the M55 and M6 motorways and also commences access into Blackpool town centre.

The location of the site offers excellent access and links to public transport.

DESCRIPTION

A range of Workshops/Furnished Offices available to rent:

- Available on flexible terms
- Offices range from 180 - 330 Sq ft
- Workshops range from 720 - 7850 sq ft
- 24 hour access
- High-speed broadband available
- Kitchen/WC facilities
- Car Parking
- Bicycle parking

Please see availability schedule on the last page.

LEASE DETAILS

12 month license agreement or longer lease available. Further information available on request.

PLANNING

All planning enquiries should be made directly to Blackpool Borough Council. The agents provides no warranties in relation to planning permission.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

2017 RATEABLE VALUE

Small Business Rate Relief may apply. For further information please contact Blackpool Borough Council.

NON DOMESTIC EPC

Details available on request.

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:

- (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.





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.



AVAILABILITY SCHEDULE

Site	Unit No.	Sq.ft	Type	Rent PA	Rent PM	Insurance PM	Site charge PM	total PM	Rent includes
Blackpool Sycamore	suite 6	212	Office	£2,544.00	£212.00	£3.00	£19.43	£234.45	furniture
Blackpool Sycamore	Suite 2	217	Office	£2,604.00	£217.00	£3.07	£19.89	£239.97	furniture
Blackpool Sycamore	Unit 7	1151	Unit	£12,408.00	£1,034.00	£21.97	£71.08	£1,127.05	Nothing
Blackpool Sycamore	Unit 8	1556	Unit	£12,448.00	£1,037.33	£71.31	£22.50	£1,128.91	Nothing
Blackpool Sycamore	Unit 2d	2144	Unit	£17,152.00	£1,429.33	£30.37	£98.26	£1,557.96	Nothing

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.

