

TO LET

**BLACKPOOL TECHNOLOGY
MANAGEMENT CENTRE
FARADAY WAY
BISPHAM, BLACKPOOL
FY2 0JW**

- VARIOUS OFFICES RANGING FROM 375 SQ FT UPWARDS
- HIGH SPECIFICATION ACCOMMODATION
- 50% DISCOUNT ON FIRST 3 MONTHS RENT
- COMMUNAL ENTRANCE WITH MANNED RECEPTION AND SECURE ACCESS
- WC & KITCHEN FACILITIES PLUS FREE OF CHARGE ON SITE PARKING
- CONFERENCE ROOMS AVAILABLE TO HIRE
- VIEWING ESSENTIAL

RENT: FROM £246 PCM* *(50% DISCOUNT FOR FIRST 3 MONTHS)



**Duxburys
Commercial**

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

FARADAY WAY, BISPHAM

LOCATION

Approximately 3½ miles to the North of Blackpool Town Centre, approached from the new North East Blackpool Link Road, with immediate access to the A585 (Fleetwood Road), the arterial route leading directly to the M55 Motorway at Junction 3. The whole of Fylde is within easy reach.

DESCRIPTION

The Blackpool Technology Management Centre, prominently located at the entrance to the Blackpool Technology Park, is a high tech two-storey development offering a mix of office and managed workspace with meeting and conference rooms.

The accommodation benefits from:

- Welcoming reception area/ walk in area. Access controlled
- Perimeter ducting to all areas for distribution of power and cabling
- Suspended ceilings throughout. Powder coated aluminum windows with tinted double-glazing
- Carpeted or tiled office floors
- Passenger lifts
- Shared kitchen plus male and female toilets
- Heating installed to units
- Extensive car parking with an attractive landscaped site

ACCOMMODATION

<u>Office</u>	<u>Size (sq ft)</u>	<u>Rent PCM</u>
24	300	£492.00+VAT *
17	1500	£2100+VAT PCM **

50% discount on rents for first 3 months – T's & C's apply.

* Rent includes licence fee, estate charge and electricity

** Rent includes licence fee and estate charge

LEASE/Legal FEES

Lease available on short term or Long-term basis. In addition to the rent a service charge is payable for the common area management and upkeep.

Each party is to be responsible for their own legal fees incurred during this transaction.

EPC

Energy Rating: C valid until April 2029

RATEABLE VALUE

To be confirmed. Small business rate relief may apply.

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.

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.

