

TO LET

**VARIOUS OFFICES AVAILABLE
LANCASTER HOUSE
AMY JOHNSON WAY
BLACKPOOL BUSINESS PARK
BLACKPOOL
FY4 2RJ**

- **VARIOUS OFFICES RANGING FROM 250 SQ FT UPWARDS**
- **50% DISCOUNT ON RENT FOR FIRST THREE MONTHS**
- **AVAILABLE INDIVIDUALLY OR IN MULTIPLES**
- **HIGH SPECIFICATION ACCOMMODATION**
- **COMMUNAL ENTRANCE WITH MANNED RECEPTION AND SECURE ACCESS**
- **WC & KITCHEN FACILITIES PLUS ON-SITE PARKING**
- **VIEWING ESSENTIAL**

RENT: FROM £203 + VAT PCM*

***(50% DISCOUNT ON FIRST 3 MONTHS)**



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LANCASTER HOUSE, AMY JOHNSON WAY

LOCATION

The building is located on Amy Johnson Way on Blackpool Business Park, Blackpool, Lancashire. It is positioned close to Blackpool Airport and Squires Gate Retail Park which includes retailers Currys, PC World, Maplin and Pets at Home. There is a McDonalds restaurant and Morrisons Supermarket and Petrol Station. Blackpool Business Park is directly accessed off Squires Gate Lane (A5230) which connects onto the Promenade and also commences access towards Lytham St Annes. It allows access towards the M55 / M6 motorways and also commences access into the town centre.

DESCRIPTION

The building comprises a purpose built high specification office building providing offices from 250 sq ft upwards. There is a communal entrance with manned reception and secure access. The accommodation itself is of high specification with suspended ceilings and fully carpeted throughout. There are lift facilities available to all floors. There is also on site car parking available.

LEASE DETAILS

A new effective FRI lease is available with terms to be agreed by negotiation.

Flexible terms available

RATEABLE VALUE

Rateable Value: To be assessed.

SERVICE CHARGE

A service charge will be payable in relation to the maintenance and management of the building and common areas.

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through:

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.

