

FOR LEASE **MAY SPLIT**

**UNIT 8A REAM HILLS FARM
MYTHOP ROAD
WEETON (NEAR BLACKPOOL)
LANCASHIRE
PR4 3NB**

- **WORKSHOP / WAREHOUSE UNIT**
- **APPROX. GIA 2,600 SQ FT**
- **WOULD SUIT VARIOUS USES STPP**
- **LOCATED ON A BUSINESS SITE**
- **£7.00 PER SQ. FT**
- **THREE PHASE ELECTRICS, ROLLER SHUTTER DOOR & WC FACILITIES**
- **VIEWING ESSENTIAL**

RENTAL: £18,200 PA EXC.



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

MYTHOP ROAD, WEETON

LOCATION

Ream Hills Farm comprises of a large business/industrial site. The site is visible from the M55 motorway and is accessed via Junction 4 of the M55.

On exiting Junction 4, proceed down Preston New Road (A583) and turn right at the signals into Mythop Road.

Proceed along Mythop Road and towards the village of Weeton, continue along and the entrance to Ream Hills Farm can be seen on the right-hand side.

DESCRIPTION

A modern warehouse/workshop unit providing open plan space with a good eaves height.

The unit benefits from:

- Large roller shutter door providing loading access.
- Personal access door.
- Three phase electricity.
- WC facilities.
- Roof lights.
- Concrete floor

Internal viewings are essential.

ACCOMMODATION

Approx. GIA 2,600 Sq ft.

LEASE/Legal FEES

A new lease is available with terms to be agreed by negotiation with the landlord. The incoming tenant may be responsible for the landlord's reasonable legal fees incurred during this transaction.

BUSINESS RATES

To be confirmed.

VAT

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

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 (Option 1) or email: adam@duxburyscommercial.co.uk

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



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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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