

TO LET **LAST REMAINING UNIT(S)**

**UNIT 9
NEPTUNE PARK
DOCK AVENUE
FLEETWOOD
LANCASHIRE
FY7 7PA**

- NEW BUILD WAREHOUSE UNIT
- UNIT GIA: 2,000 SQ FT
- LOCATED ON NEWLY DEVELOPED PARK ADJACENT TO FLEETWOOD DOCK AREA
- ALLOCATED STAFF AND CUSTOMER PARKING
- WOULD SUIT VARIOUS USES STPP

RENT: £16,000 PER ANNUM (£8.00 PER SQ. FT) EXCLUSIVE



**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

DOCK AVENUE, FLEETWOOD

LOCATION

This property forms part of a new build development located within the Port of Fleetwood. The Port is easy access direct off Amounderness Way which in itself gives access to the M55 Motorway at Junction 3.

DESCRIPTION

Duxburys Commercial are instructed to market this new build unit located on Dock Avenue near Fleetwood Docks.

The unit located within a terrace of similar type property.

The development comprising 11 units, majority within the fish processing industry. There are 2 available units remaining.

ACCOMMODATION

UNIT 9 GIA: 2,000 Sq. Ft

RATEABLE VALUE

To Be Confirmed

LEASE/LEGAL FEES

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

ESTATE SERVICE CHARGE

The Tenant shall pay a reasonable proportion of the estate service charge incurred by the landlord in connection with repair and maintenance of the common areas or such other costs reasonably incurred by the landlord in connection with the estate.

PLANS

Please see the plan on the last page of the brochure.

VAT

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

NON DOMESTIC EPC

Details to be confirmed.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 or contact Andrew Bather on 07712 578 528.

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.

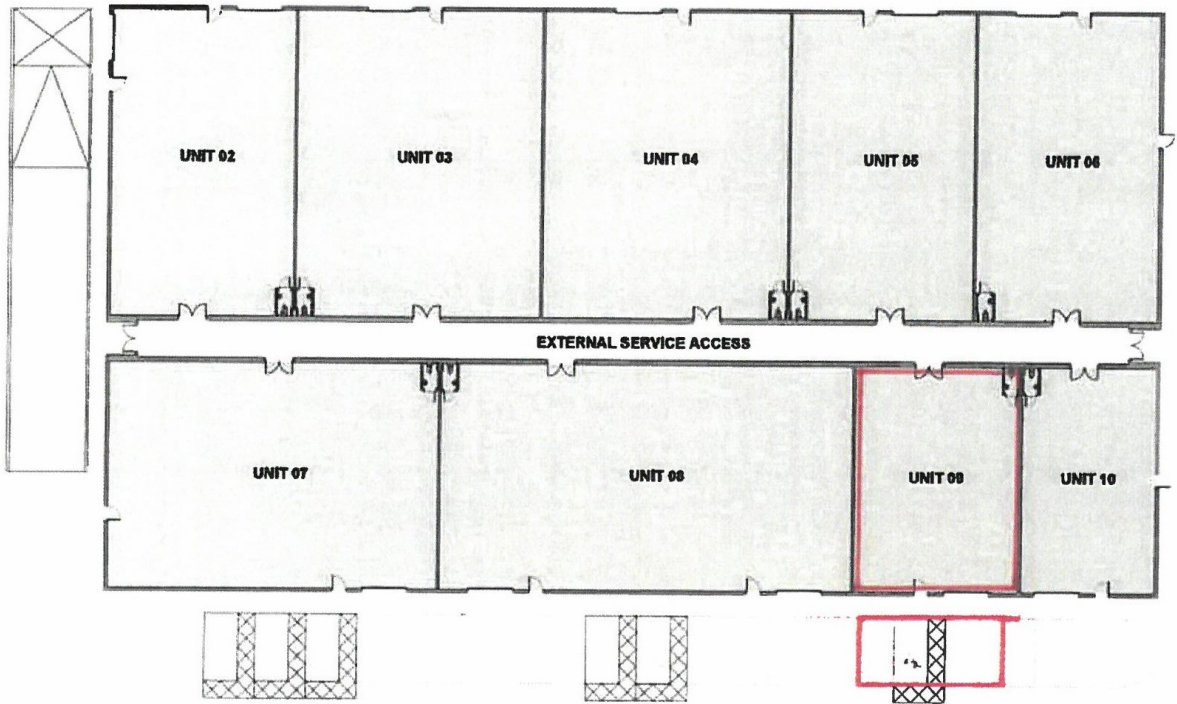
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(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.





Proposed Ground Floor
1:200@A1

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