

TO LET

UNIT 1F SQUIRES GATE LANE
SQUIRES GATE BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 3RN

- WAREHOUSE WITH OFFICE BLOCK
- BUSINESS UNIT / WORKSHOP / LIGHT INDUSTRIAL / STORAGE OR DISTRIBUTION SPACE
- EXCELLENT LOADING SPACE / YARD / CAR PARKING
- ALL USES CONSIDERED SUBJECT TO PLANNING PERMISSION
- 19,563 SQ FT: GIA

RENTAL: £107,56.50 PA EXC (£5.50 PER SQ. FT)



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

SQUIRES GATE LANE, BLACKPOOL

LOCATION

Squires Gate Business Park is situated fronting Squires Gate Lane (A5230) approximately 2.6 miles to the South of Blackpool town centre and adjacent to Blackpool Airport. Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55, two miles to the East.

Blackpool is located approximately 50 miles North West of Manchester and 18 miles West of Preston. Blackpool has excellent road communications with the M55 motorway providing a link to Junction 32 of the M6 motorway within 12.4 miles, which leads to the M65 and M61 motorways.

DESCRIPTION

- Open plan warehouse unit with offices
- Ideal for storage and distribution
- Concrete floor
- Good front loading / yard area
- Loading door
- Ground and first floor offices
- Car parking to the front (yard)
- Good eaves height, therefore racking potential.
- Flexible lease terms

ACCOMMODATION

GIA 19,563 Sq. ft

LEASE BASIS

A new effective full repairing and insuring lease is available with terms to be agreed by negotiation.

SERVICE / INSURANCE CHARGE

A site service charge is levied, full details available upon request.

RATEABLE VALUE

2023 RV: £52,000

EPC

Details to be confirmed.

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 figures quoted are exclusive of VAT but may 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.

