

FOR SALE

UNIT 7 BROOKSIDE
RED MARSH INDUSTRIAL ESTATE
THORNTON CLEVELEYS
LANCASHIRE
FY5 4HP

- OPEN PLAN LIGHT INDUSTRIAL / STORAGE UNIT
- APPROX 5,597 SQ FT (520 SQ M)
- OFFICE, KITCHEN & 2 NO. WC'S
- CONVENIENT LOCATION, EASILY ACCESSED
- CAR PARKING TO THE FRONT

ASKING PRICE: OIEO £360,000



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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BROOKSIDE, RED MARSH INDUSTRIAL ESTATE

LOCATION

This unit occupies a convenient and easily accessed position on Brookside, just off Red Marsh Drive on Red Marsh Industrial Estate, Thornton, Lancashire.

Red Marsh Industrial Estate is a major industrial estate within the north area of the Fylde Coast. The site is accessed off Heys Street and Holly Road.

Ease of commuting is available into the town of Thornton and then into the resort town of Cleveleys. Shops and amenities are within easy reach.

DESCRIPTION

Open plan light industrial unit / storage / work shop unit. Would suit a variety of purposes and internal viewings are highly recommended.

The property comprises of a front car parking area, front vehicle access / loading door and personnel door.

Internally, there are two WC's, and office and kitchenette area.

DIRECTIONS

Proceed off Trunnah Road onto Holly Road and enter Red Marsh Industrial Estate. Continue along Holly Road and turn left onto Brookside or carry on and bear left onto Red Marsh Drive.

BUSINESS RATES

To be confirmed

ACCOMMODATION

Gross Internal Area:
5,597 SQ FT (520 SQ M)

Max Depth: 36 metres
Max Width: 14.4 metres

Steel Mezzanine
Width: 1.9 metres
Depth: 31.0 metres

Second Mezzanine
Width: 9.1 metres
Depth: 5.6 metres

Kitchen 8.5 sq metres
Office 22.7 sq metres

Manual vehicle access door
Width: 4.8 metres
Height 4.4 metres

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

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.



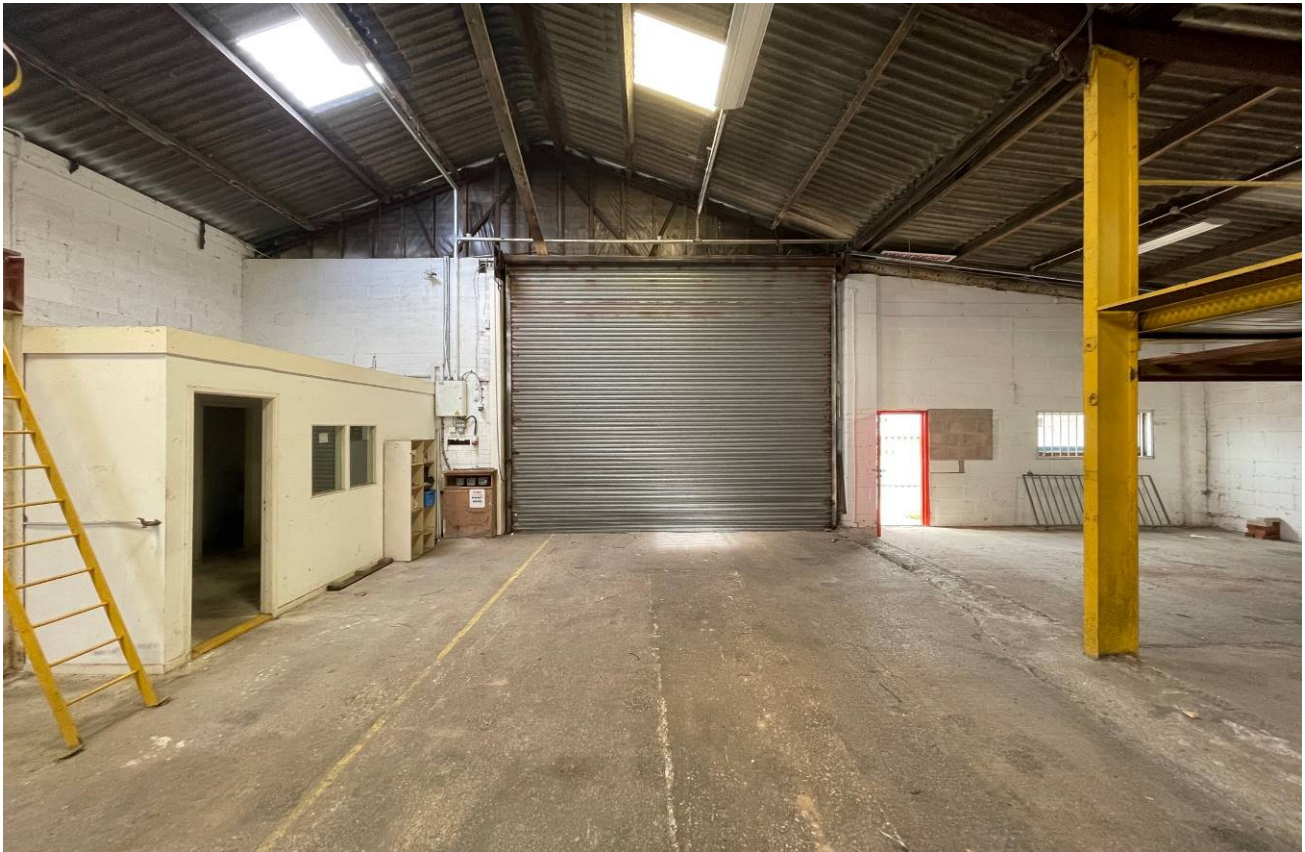
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