

# TO LET

GROUND FLOOR OFFICE SUITE  
UNIT 7 NEPTUNE COURT  
WHITEHILLS BUSINESS PARK  
BLACKPOOL  
LANCASHIRE  
FY4 5LZ

- SPACIOUS MODERN OFFICE ACCOMMODATION
- LOCATED ON PRESTIGIOUS WHITEHILLS BUSINESS PARK
- FINISHED TO A HIGH SPECIFICATION
- 2 CAR PARKING SPACES AVAILABLE
- CLOSE TO M55 MOTORWAY
- NEW LEASE AVAILABLE

PRICE: £11,000 PER ANNUM EXC

FLEXIBLE TERMS AVAILABLE SUBJECT TO CONTRACT



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# NEPTUNE COURT, BLACKPOOL

## LOCATION

This office building is situated on Whitehills Business Park, providing ease of commuting to Junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout the North West England and the motorway network beyond. The development itself is accessed off a major roundabout of which B&Q warehouse and Premier Inn Hotel are situated.

Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW and Honda. The site offers a selection of office and industrial space.

## DESCRIPTION

A prestigious development of individual office units within a landscaped business park setting finished to a high specification.

The accommodation benefits from:

- Suspended ceilings
- CAT II recessed lighting
- Electric heating
- Open plan office layout
- Fire Alarm

## ACCOMMODATION

Approximately 950 SQ FT

### Externally:

To the front of the office are two allocated car parking spaces

## EPC

To be assessed.

## LEASE/LLEGAL FEES

A new FRI lease is available with terms to be agreed. Each party is to be responsible for their own legal fees incurred during this transaction.

## SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance and upkeep of the communal site areas.

Further information is available on request.

## VAT

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

## RATEABLE VALUE

2023 RV: £8,600

## 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.

### **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.

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(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.







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