

TO LET

HIGH SPECIFICATION OFFICES

FIRST FLOOR
SENECA HOUSE
LINKS POINT
AMY JOHNSON WAY
BLACKPOOL
LANCASHIRE
FY4 2FF

- EXCELLENT BUSINESS PARK LOCATION
- MODERN ACCOMMODATION
- GOOD QUALITY DESIGN AND FINISH
- FIRST FLOOR ACCOMMODATION WITH LIFT FACILITIES
- 21 ALLOCATED CAR PARKING SPACES
- AIR CONDITIONING
- CLOSE TO THE M55 MOTORWAY
- APPROXIMATE NIA: 612.5 SQ. M (6,592.95 SQ. FT)

RENTAL: £79,000 PER ANNUM EXCLUSIVE



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

AMY JOHNSON WAY, BLACKPOOL

DESCRIPTION

Duxbury Commercial are proud to have been instructed to market this first floor high specification office accommodation. The offices benefit from a very high-quality fit-out to include double glazing, air conditioning and perimeter trunking.

The offices are accessed from a communal courtyard area via a flight of stairs, there is also a lift facility. The property benefits from an architecturally designed balcony / walkway to access the first-floor accommodation.

The offices are mainly open plan and benefit from 5 small meeting rooms, as well as 3 larger board style meeting rooms with a kitchen and high specification male and female WC's and shower/ wet room.

Viewing is highly recommended to appreciate the quality and modern office accommodation within.

LOCATION

Blackpool Business Park is located within close proximity to Blackpool town centre and St Annes town centre. It is also close to the M55 motorway, linking to the M6 and motorway network beyond. The business park is currently expanding and includes retail parks, offices, and warehousing.

Current occupiers on the park include Morrisons, McDonalds, Warburtons, Costa Coffee, TK Maxx, Starbucks, Nando's and Greggs.

ACCOMMODATION

Approximate NIA: 612.5 Sq. M (6,592.95 Sq. Ft)

21 Allocated car parking spaces, covered cycle shed, plentiful on road additional parking (subject to availability).

LEASE / LEGAL FEES

A new effective full repairing and insuring lease is available with terms to be agreed via the landlord. The premises is available from the 1st of April 2024 however, there is a possibility this could be earlier by agreement with the outgoing tenants.

RATEABLE VALUE

£59,000 (RV 2023)

EPC

EPC Rating: D

Valid until: 21st July 2030

Certificate number: 0971-0530-6002-5123-7002

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

Prices 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

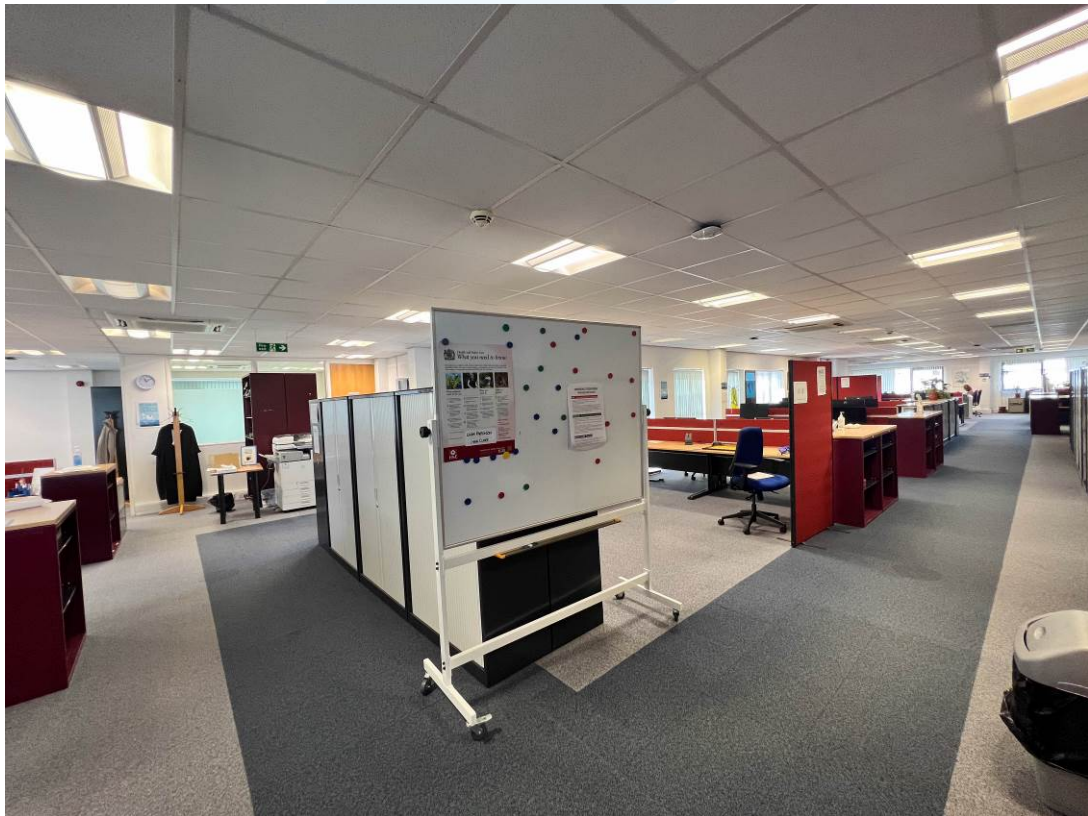
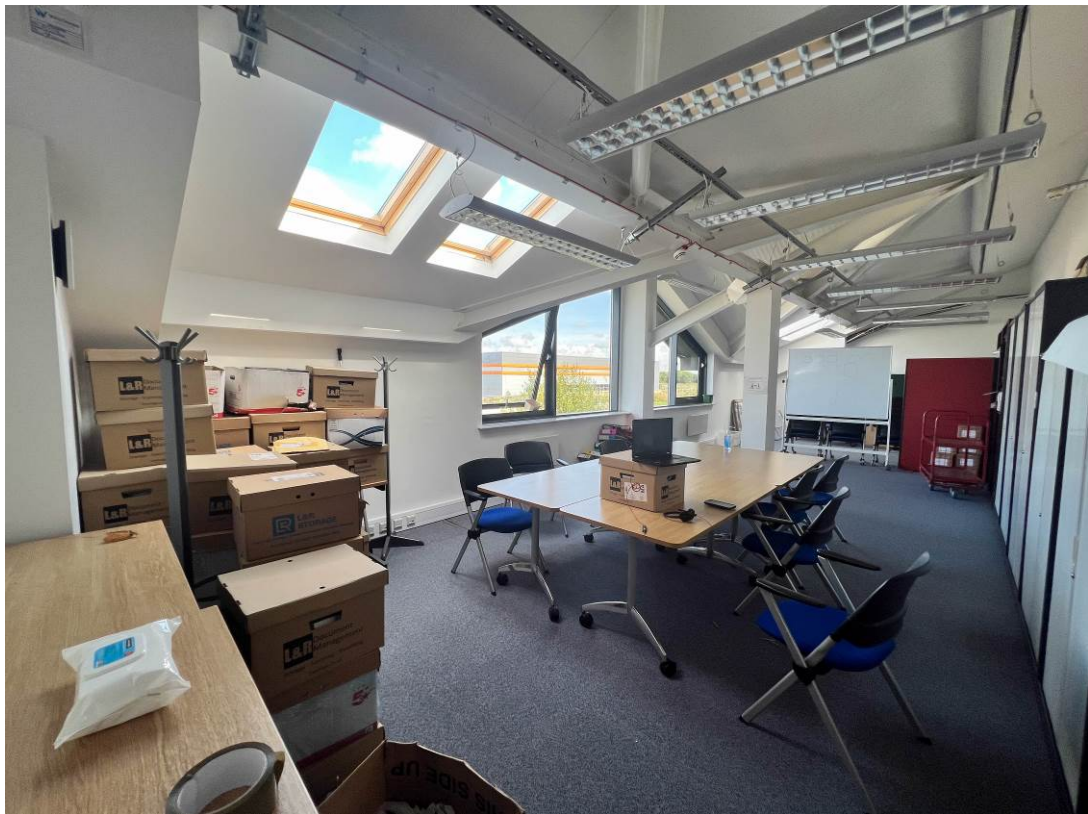
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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.



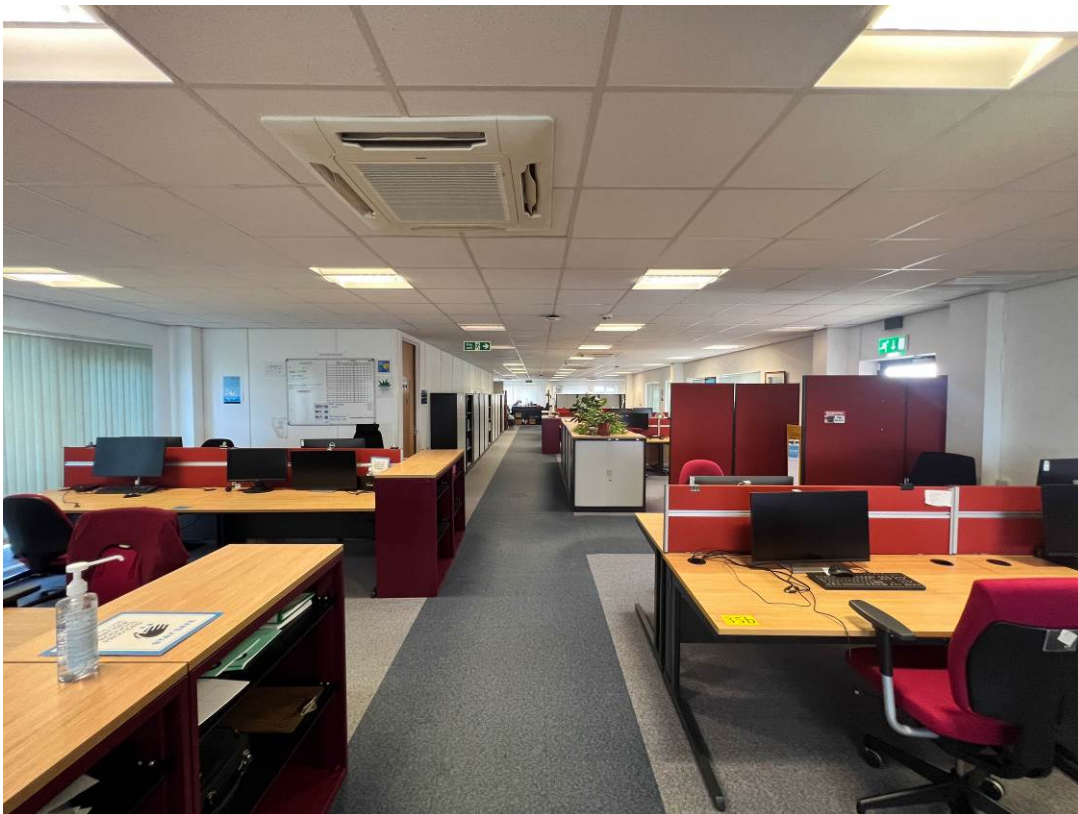


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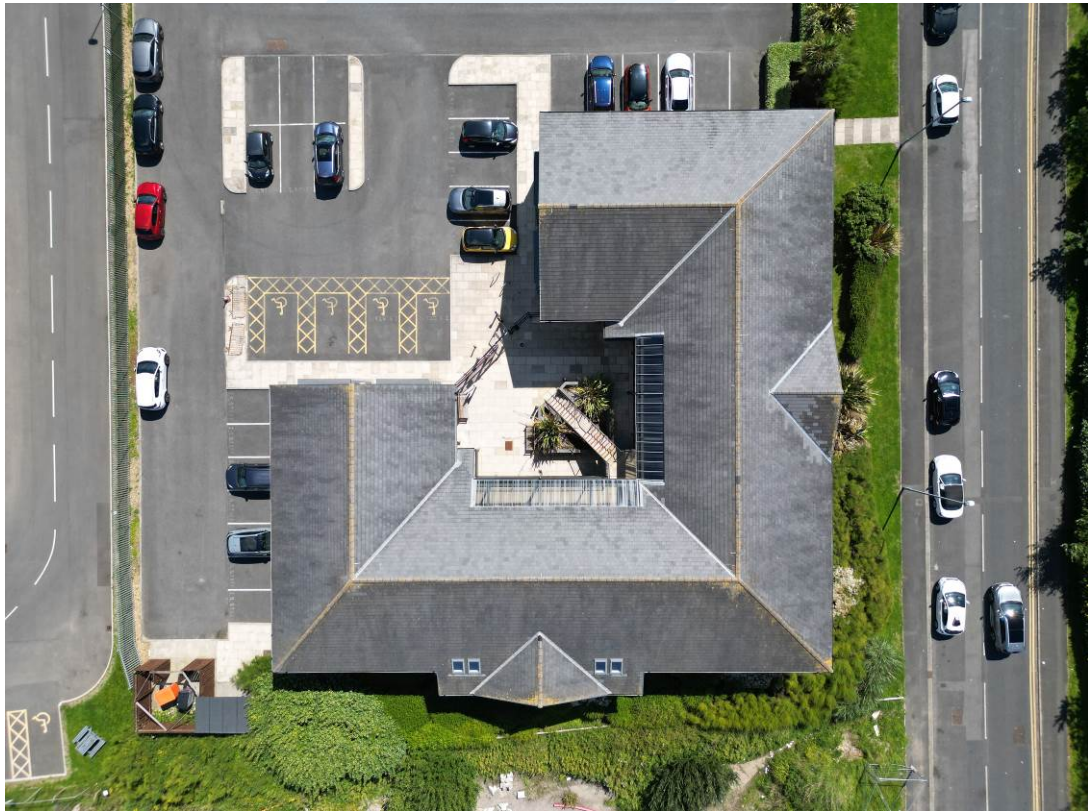


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