

# TO LET

UNIT 2B  
K7 BUSINESS PARK  
SNOWDON ROAD  
QUEENSWAY INDUSTRIAL ESTATE  
ST ANNES  
FY8 3DP

- BUSINESS UNIT
- WOULD SUIT VARIOUS USES STPP
- GROUND FLOOR WITH MEZZANINE
- CAR PARKING
- LOADING SPACE AND LOADING FACILITIES
- CONVENIENT LOCATION
- EASE OF ACCESS TO M55 MOTORWAY

**RENT: £5,000 PER ANNUM EXCLUSIVE**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# SNOWDON ROAD, ST ANNES

## DESCRIPTION

Duxburys commercial are pleased to have been instructed to market this business unit. The unit benefits from an electric roller shutter door and has an eaves height under the mezz of 2.3 m. The unit benefits from a timber mezzanine with an approximate GIA of 34.77 SQ M and a ground floor GIA of 38.14 SQ M.

There is loading and parking and the rear entrance is gated.

## LOCATION

Snowdon Road is located on Queensway Industrial Estate and is accessed off Everest Road which in turn connects onto Kilnhouse Lane.

These roads are accessed off the main arterial route which is Queensway (B5261) which allows for ease of commuting towards Blackpool, St Annes and Lytham. Access is available towards the nearby M55 motorway which provides connection onto M6 motorway.

## LEASE/LEGAL FEES

A lease will be provided by the landlord in the case that any legal fees are incurred in a letting. The incoming tenant will be responsible for landlord's legal fees quoted.

The lease will be contracted out of the Landlord and Tenant Act 1954 Part II.

## SERVICE CHARGE

A site service charge may be levied on an ad hoc basis. Further details available on request.

## PLANNING

All enquiries in relation to planning should be made directly to the Local Authority. No warranties are given by the agent in relation to planning permission.

## 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.

## ADDITIONAL PHOTOS

Can be seen to the back page of this brochure.

## VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.

## RATEABLE VALUE

To be confirmed

## EPC RATING

To be confirmed

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

### Disclaimer/ Planning Disclaimer

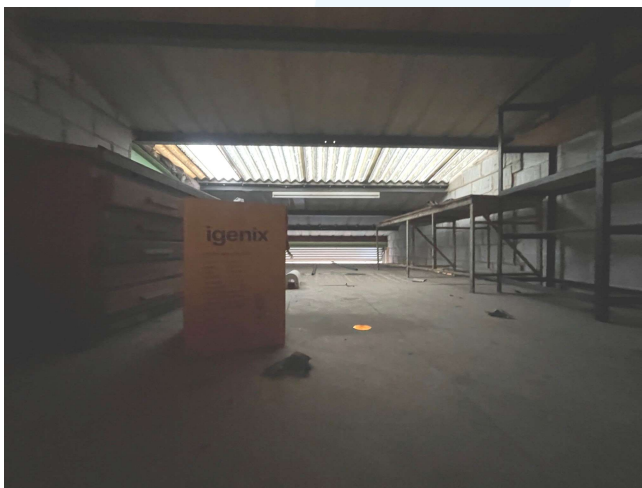
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise,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