

# TO LET

UNIT 38  
SQUIRES GATE BUSINESS PARK  
SQUIRES GATE LANE  
BLACKPOOL  
LANCASHIRE  
FY4 3RN

## BUSINESS UNIT

- APPROX. 2,700 SQ. FT
- FOR BUSINESS USE / WORKSHOP / LIGHT INDUSTRIAL / STORAGE OR DISTRIBUTION SPACE
- ALL USES CONSIDERED – SUBJECT TO PLANNING PERMISSION
- GOOD LOADING OPTIONS
- ELECTRIC ROLLER SHUTTER DOORS

**RENT: £16,500 PA + VAT + SERVICE CHARGE**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# SQUIRES GATE BUSINESS PARK, 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

Business unit available to rent:

- Approx. 2,700 sq ft
- Concrete floor
- Good loading options
- Option for offices and staff areas to be constructed by the tenants.
- Flexible lease terms

Please call 01253 316919 Option 1 or EMAIL: [clare@durburyscommercial.co.uk](mailto:clare@durburyscommercial.co.uk) for more details

## ACCOMMODATION SCHEDULE

Unit 38 – 2,700 sq ft

## 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.

## LEASE BASIS

New license agreements available – quick and easy access to the units.

## SERVICE & INSURANCE CHARGE

To be confirmed.

## RATEABLE VALUE

Current rateable value: £7,000

This is not the amount you pay. It is used to calculate your business rates bill

## EPC

EPC rating – D valid until June 2030.

## VAT

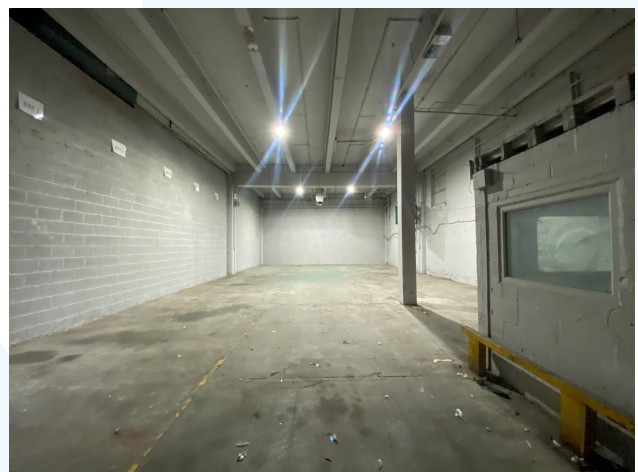
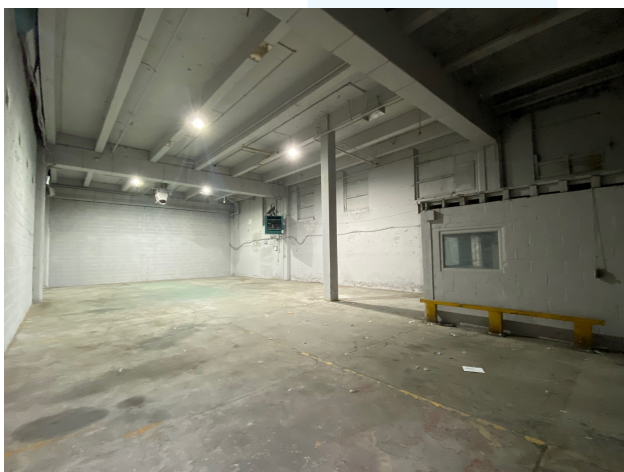
Figures are plus VAT

## VIEWING ARRANGEMENTS

Via prior appointment through Durburys Commercial on 01253 316919 (Option 1) or email: [clare@durburyscommercial.co.uk](mailto:clare@durburyscommercial.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 Durburys 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..



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(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, Durburys 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 Durburys 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.  
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