

# TO LET / MAY SELL

6 BEACON ROAD  
POULTON INDUSTRIAL ESTATE  
POULTON LE FYLDE  
LANCASHIRE  
FY6 8JE

- MODERN INDUSTRIAL UNIT
- LOCATED ON THE POPULAR POULTON INDUSTRIAL ESTATE
- LOADING AND CAR PARKING
- 18 CAR PARKING SPACES
- GOOD EAVES HEIGHT
- GIA 1146.10 SQ M

**RENTAL: £70,000 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# BEACON ROAD, POULTON

## LOCATION

The building occupies a convenient location on Beacon Road on Poulton Business Park. Beacon Road connects onto Furness Drive which leads towards Garstang Road East (A586) via Bracewell Avenue. Ease of commuting is available into Poulton Le Fylde and neighbouring towns to include Thornton Cleveleys and Blackpool. Ease of commuting is also available towards the M55 motorway.

## DESCRIPTION

A modern industrial unit with good eaves height. The unit benefits from first floor offices and mezzanine storage. There are approximately 18 car parking spaces. Viewing is essential.

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred during this transaction.

## ACCOMMODATION

<b>GROUND FLOOR</b>	
GIA	1146.10 SQ M
Circulation	18.50 SQ M
Reception Office	33.43 SQ M
WC's	9.42 SQ M
Staff Area	31.40 SQ M
<b>MEZZANINE STORAGE</b>	
Right Hand	78.13 SQ M
Rear	225.27 SQ M
<b>FIRST FLOOR</b>	
Right Hand Office	21.16 SQ M
Centre Right Hand Office	19.87 SQ M
Centre Left Hand Office	17.00 SQ M
Left Hand	18.16 SQ M
Circulation	10.74 SQ M
WC	2 SQ M
External	18 DELINEATED CAR PARKING SPACES

\*\*\* Please note the agent has relied on historic measurements and all interested parties should satisfy themselves that floor areas are correct. \*\*\*

## LEASE DETAILS

Available by way of a new FRI lease with terms to be negotiated with the landlord. The ingoing tenant may be responsible for the landlords reasonable legal fees. Quote to be provided.

## EPC RATING

EPC Rating: D

Valid until: 3 July 2031

Certificate number: 5499-3981-9433-9403-4439

## RATEABLE VALUE

2023 RV: £61,000 pa

This is not the amount you pay but it is used to calculate the rates payable.

## VAT

**Disclaimer:** All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

## 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

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 (Option 1)

### 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.



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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(4) 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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