

# FOR LEASE

UNIT 4A REAM HILLS FARM  
MYTHOP ROAD  
WEETON (NEAR BLACKPOOL)  
LANCASHIRE  
PR4 3NJ

- WORKSHOP / WAREHOUSE UNIT
- LOCATED ON A BUSY & POPULAR ESTATE
- CAR PARKING TO THE FRONT (& LAND AVAILABLE FOR ADDITIONAL PARKING BY NEGOTIATION)
- CLOSE TO BLACKPOOL AND PRESTON
- EASE OF ACCESS TO M55
- WOULD SUIT A VARIETY OF USES STTP.
- GIA: 3555 SQ FT
- VIEWING IS HIGHLY RECOMMENDED

**RENTAL: £19,600 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

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# REAM HILLS FARM, WEETON

## DESCRIPTION

A modern warehouse/workshop unit providing open plan space with a good eaves height.

The unit benefits from:

- Large roller shutter door providing loading access.
- Personal access door
- Three phase electricity.
- Roof lights.
- Concrete floor
- WC

Internal viewings are essential.

- £300 buildings insurance (per annum)

- Standing water charge: £25

- Electricity: £25 standing charge plus VAT Electricity charged at 20p per kWh + 20% VAT. Subject to additional variable pass through

## ACCOMMODATION

- Eaves 3.7 M
- Depth 27.4 M
- Width 11.8 M

**TOTAL: 3555 SQ. FT / 330 SQ M**

Internal photos can be seen on the later pages of the brochure.

## RATEABLE VALUE

2023 RV: Details to be confirmed.

## EPC RATING

EPC Rating: Details to be confirmed.

## LOCATION

Ream Hills Farm comprises of a large site providing an abundance of parking options for prospective tenants, subject to negotiation with the Landlord. The site is visible from the M55 motorway and is easily accessed off Junction 4 of the M55.

On exiting Junction 4, proceed down Preston New Road (A583) towards Blackpool and turn right at the traffic signals onto Mythop Road. Proceed along Mythop Road and towards the village of Weeton, continue along and the entrance to Ream Hills Farm can be seen on the right hand side.

## LEASE / LEGAL FEES

A new FRI lease is available with terms to be agreed with the Landlord. The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction (£350 + VAT).

## VAT

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

## 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.



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