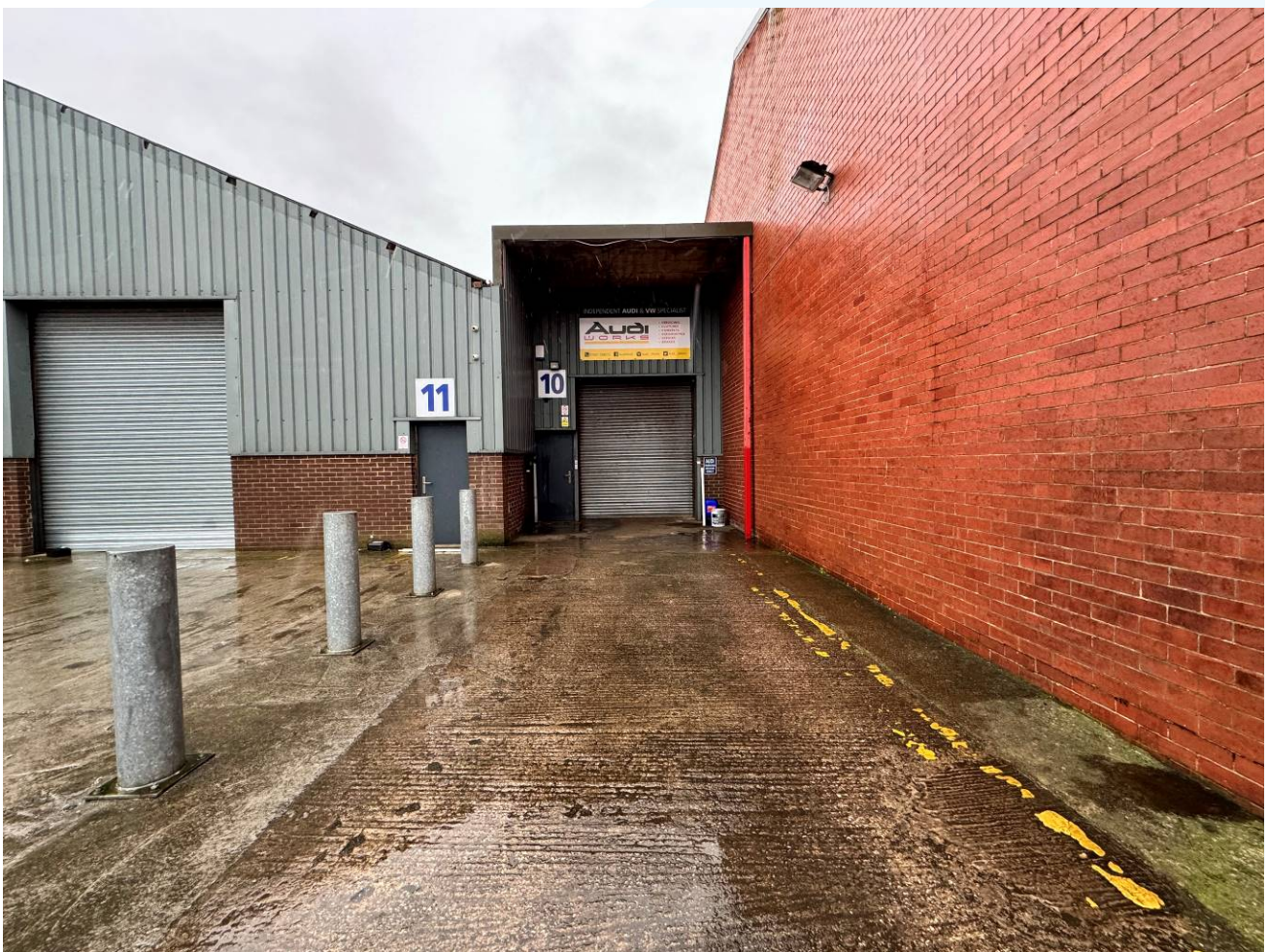


FOR LEASE

UNIT 10 LYNX HOUSE
FORMER WARBURTONS SITE
BRINWELL ROAD
OFF CORNFORD ROAD
BLACKPOOL
FY4 4QU

- LIGHT INDUSTRIAL UNIT
- TOTAL GIA: 1385 SQ FT
- CLOSE TO M55 MOTORWAY
- BENEFITS FROM 3-PHASE ELECTRICITY, ELECTRIC ROLLER SHUTTER, PERSONNEL DOOR AND WC FACILITIES
- VIEWINGS ESSENTIAL

RENTAL: £10,387.50 PER ANNUM EXC



Duxburys
Commercial

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

BRINWELL ROAD, BLACKPOOL

LOCATION

Lynx House is located off Cornford Road, Blackpool a prime distribution location with fast, easy access to junction 4 of the M55 (1 mile) approximately 10 miles west of Preston. Other nearby occupiers include Glasdon Group and Tesco Extra.

DESCRIPTION

A recently redeveloped business park consisting of various sized industrial units. The unit is suitable for various uses subject to planning permission, including storage and distribution. The unit provides excellent loading facilities and benefits from 3 phase electricity, electric roller shutter door, personal access door, WC and hot water.

There is car parking available to the front, viewings are essential.

ACCOMMODATION

Total GIA: 1385 Sq. Ft

ADDITIONAL PHOTOS

Can be seen to the later pages of the brochure.

EPC

EPC Rating: To be confirmed.

RATEABLE VALUE

2023 RV: £5,000 pa

This is not the amount payable but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants. Contact the Blackpool Council for further information.

LEASE / LEGAL FEES

A new FRI lease is available with terms to be agreed by negotiation. The ingoing tenant is responsible for all legal fees incurred during this transaction.

UTILITIES

Building Insurance: £300 per annum (no VAT applicable)
Water: £25 per month (no VAT applicable)
Electricity: £25 standing charge plus VAT.
Electricity charged at 20p per kWh + 20% VAT. Subject to additional variable pass through

VIEWINGS

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

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 are subject to VAT at the prevailing rate

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.



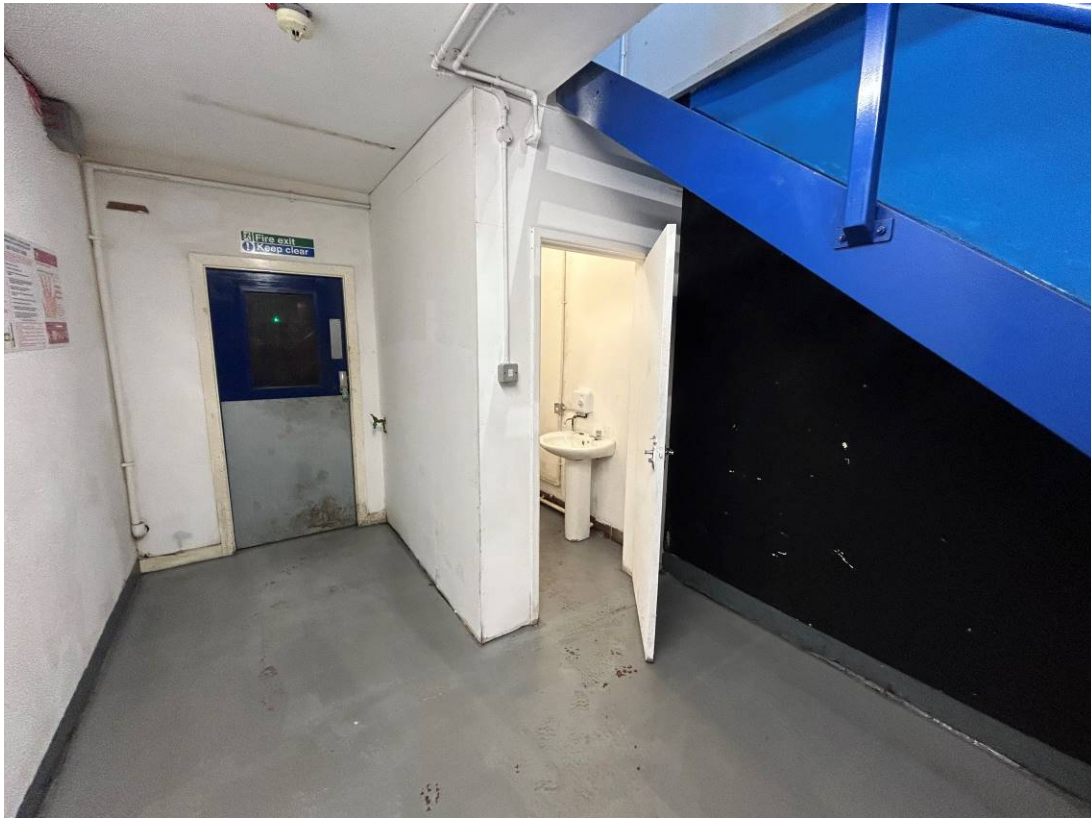


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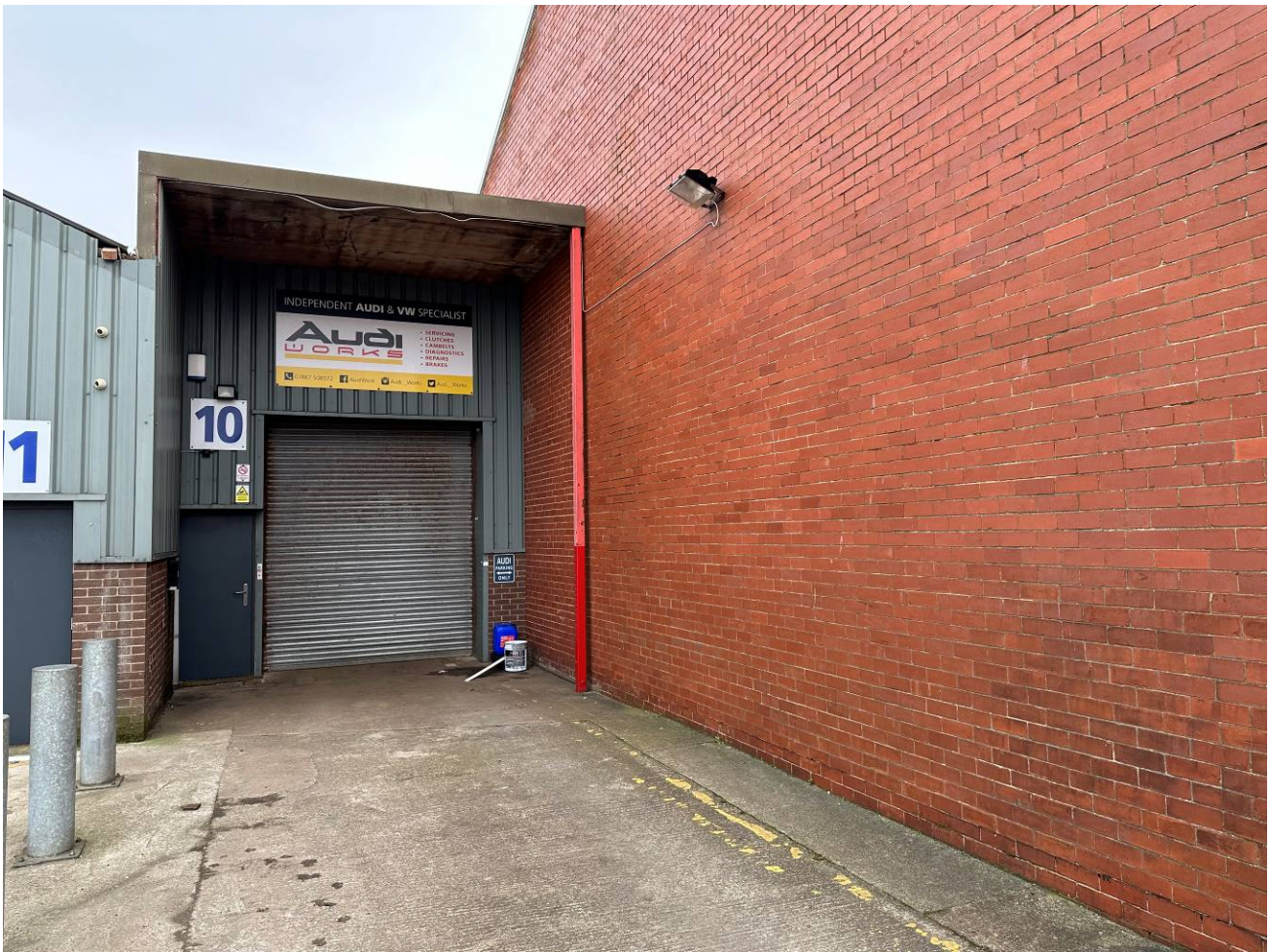
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