

FOR LEASE

PRESENTLY SMART FIX (VEHICLE) REPAIR CENTRE

HIGH QUALITY WAREHOUSE /
WORKSHOP BUILDING
DISLEY CLOSE
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5FN

- HIGH SPECIFICATION WAREHOUSE / WORKSHOP BUILDING, WITH OFFICES
- LOCATED ON THIS POPULAR BUSINESS PARK
- GROUND FLOOR GROSS AREA APPROX 8,500 SQ FT
- VEHICLE ACCESS / LOADING ROLLER DOOR
- 3 PHASE ELECTRIC SUPPLY
- INCLUDES GROUND FLOOR OFFICES, STAFF ROOM/KITCHEN, WC's ETC
- INCLUDES A PART MEZZANINE FLOOR
- NEW VEHICLE ACCESS ENTRANCE TO BE INSTALLED, OFF WHITEHILL ROAD
- EXCELLENT ACCESS TO M55 MOTORWAY & M6 BEYOND

RENTAL: £85,000 PER ANNUM EXC + VAT



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

DISLEY CLOSE, ACCESSED OFF WHITEHILL ROAD, WHITEHILLS BUSINESS PARK, BLACKPOOL

LOCATION

This prestigious development is situated on Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. Commuting options are also available to the surrounding towns of Blackpool, St Annes and Lytham.

Whitehills Business Park is an established commercial area that is occupied by numerous established businesses and national operators, car dealerships including SEAT, BMW and Honda. Travis Perkins, MKM and B&Q.

The subject building will be accessed off Whitehill Road, via a new vehicle entrance that is present going through planning permission. The building backs onto Disley Close and Honda, and next door to YESSS Electrical.

DESCRIPTION

This Warehouse / Workshop building comprises:

- Gross (ground floor) Internal Area 8,520 sq ft.
- External yard / car parking area suitable for large vehicle deliveries/turning.
- New vehicle access (presently going through planning) to be installed off Whitehill Road.
- Presently occupied by Smart Fix (vehicle) Repair Centre. Fitted out with Spray Booths, extraction system etc.
- Mainly open plan bay space with good eaves height.
- Also provides offices and staff break out areas, kitchen and WC's.
- Customer entrance to one side, vehicle access/loading access to the opposite side.
-

ACCOMMODATION

GROUND FLOOR

Gross Internal Area measurements: approx. 20.3m wide x 39m length – approx. 791.7 sq m / 8,520 sq ft.

The ground floor includes Spray Booths (that can be removed), offices and staff break out areas, kitchen to the far side. The vast majority of the building comprises open plan Warehouse/Workshop space.

Eaves Height: 6 metres, rising to 7.3m.

Vehicle Access & Loading Door: Height: 4.0m x Width: 3.5m

Part Mezzanine Floor (storage space): 85.8 sq m / 924 sq ft.

SITE SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the water balancing pond. Further service charge information may apply. Details to be confirmed.

ADDITIONAL PHOTOS

Can be viewed to the latter pages of this brochure.

RATEABLE VALUE

Ratable Value and Rates Payable - TBC

LEASE

A new FRI lease is available with terms to be agreed.

VAT

All prices/figures quoted are plus VAT, at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 OR email: adam@duxburyscommercial.co.uk

LANDLORDS LEGAL AND AGENTS FEE

The incoming tenant is to pay the Landlord Agents Advisory Fees, as part of the lease agreement. These are at 10% + VAT of the headline rent agreed. The incoming tenant is to undertake to pay the Landlords legal fees, however the legal fees amount will be reimbursed to the tenant by way of a reduction on the initial rent due by the tenant, following a successful completion of the lease. These details can be further explained verbally upon request also.

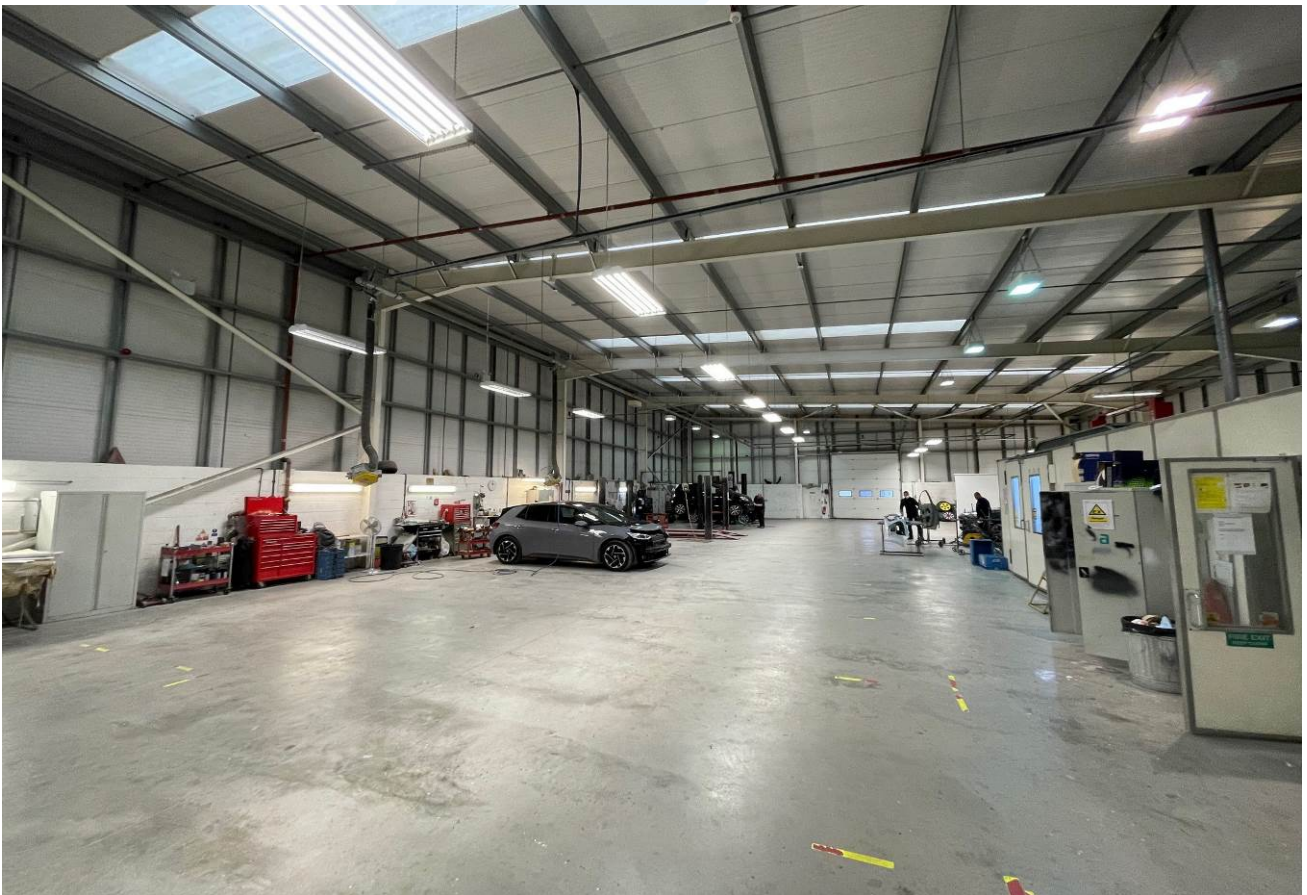
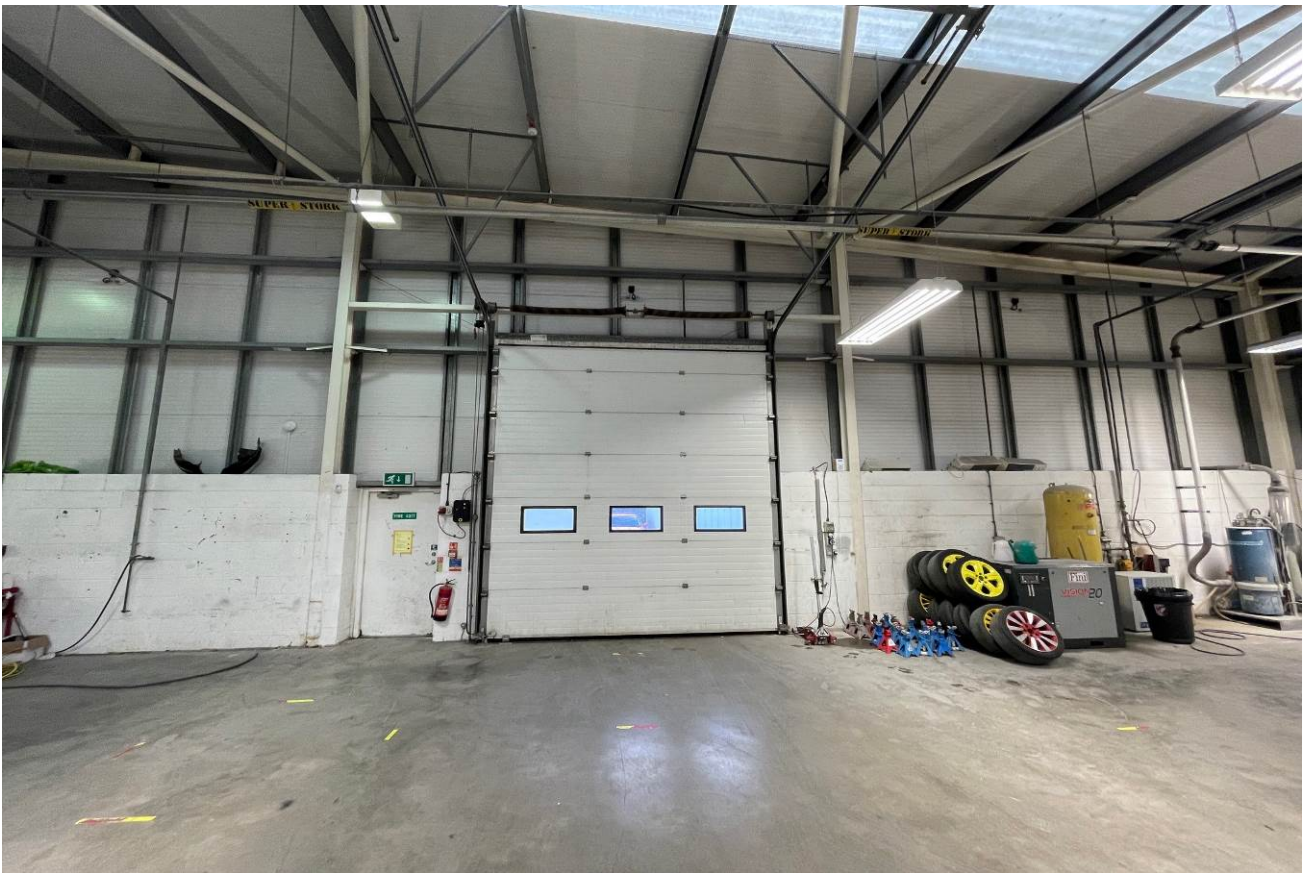
Disclaimer

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 or the landlord. 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. All measurements and details are approximate.



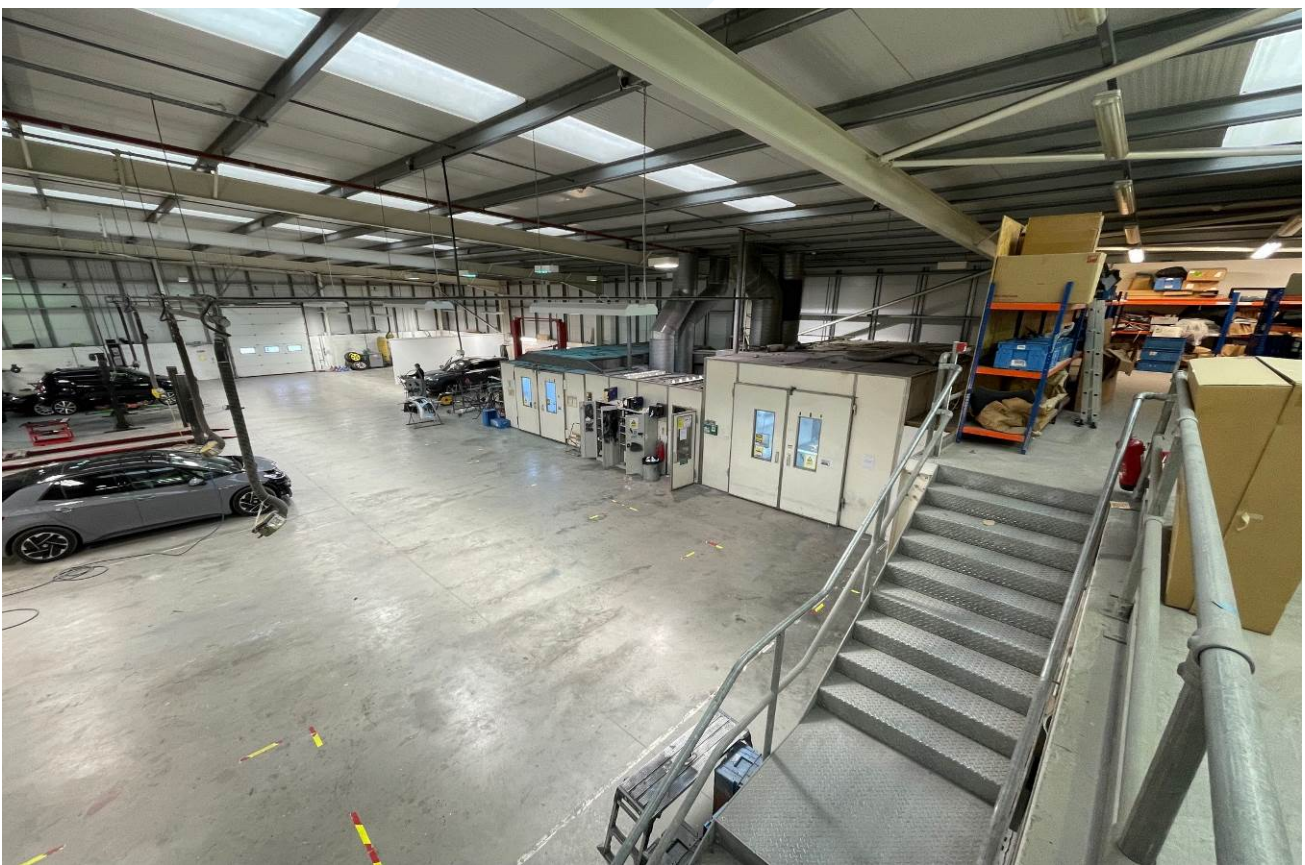
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 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
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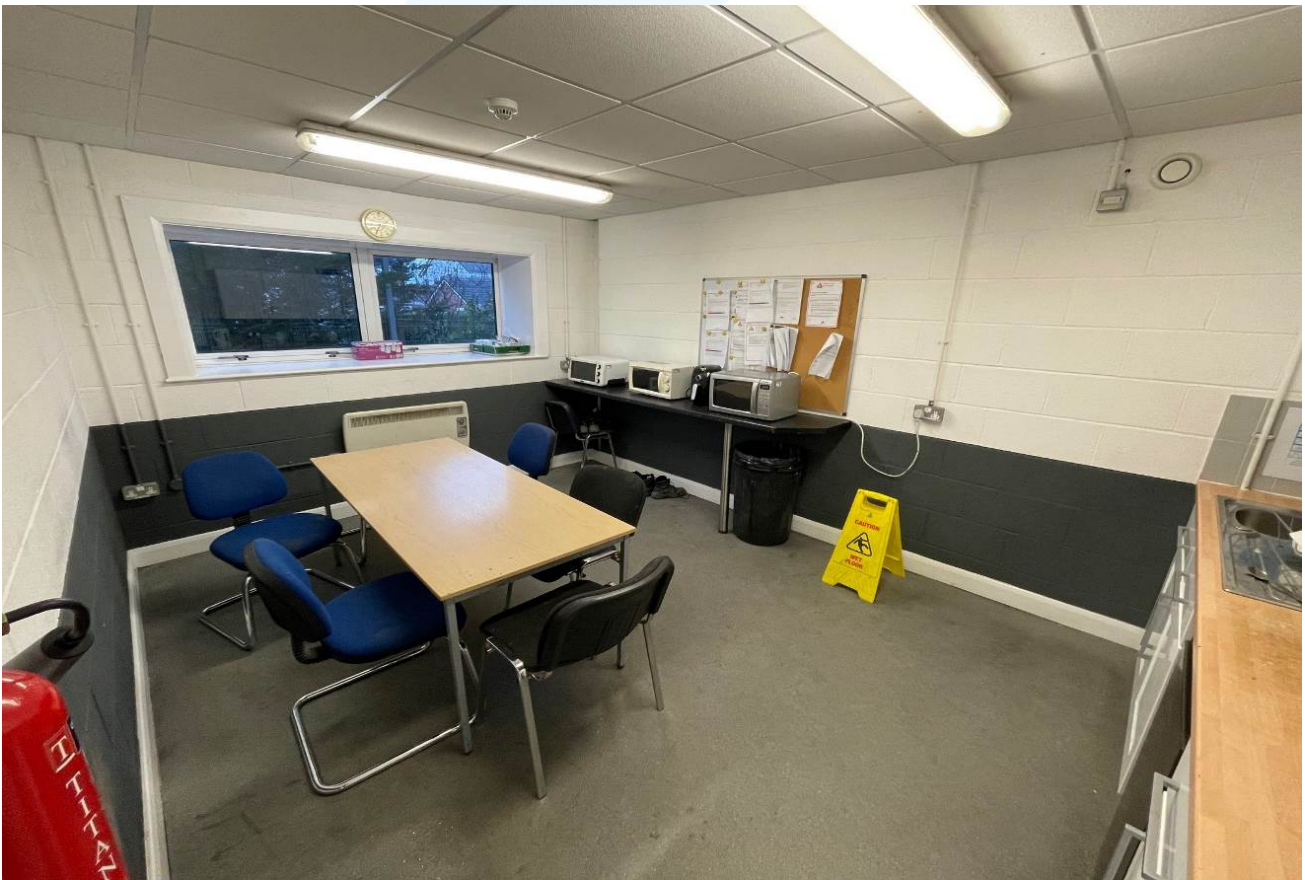
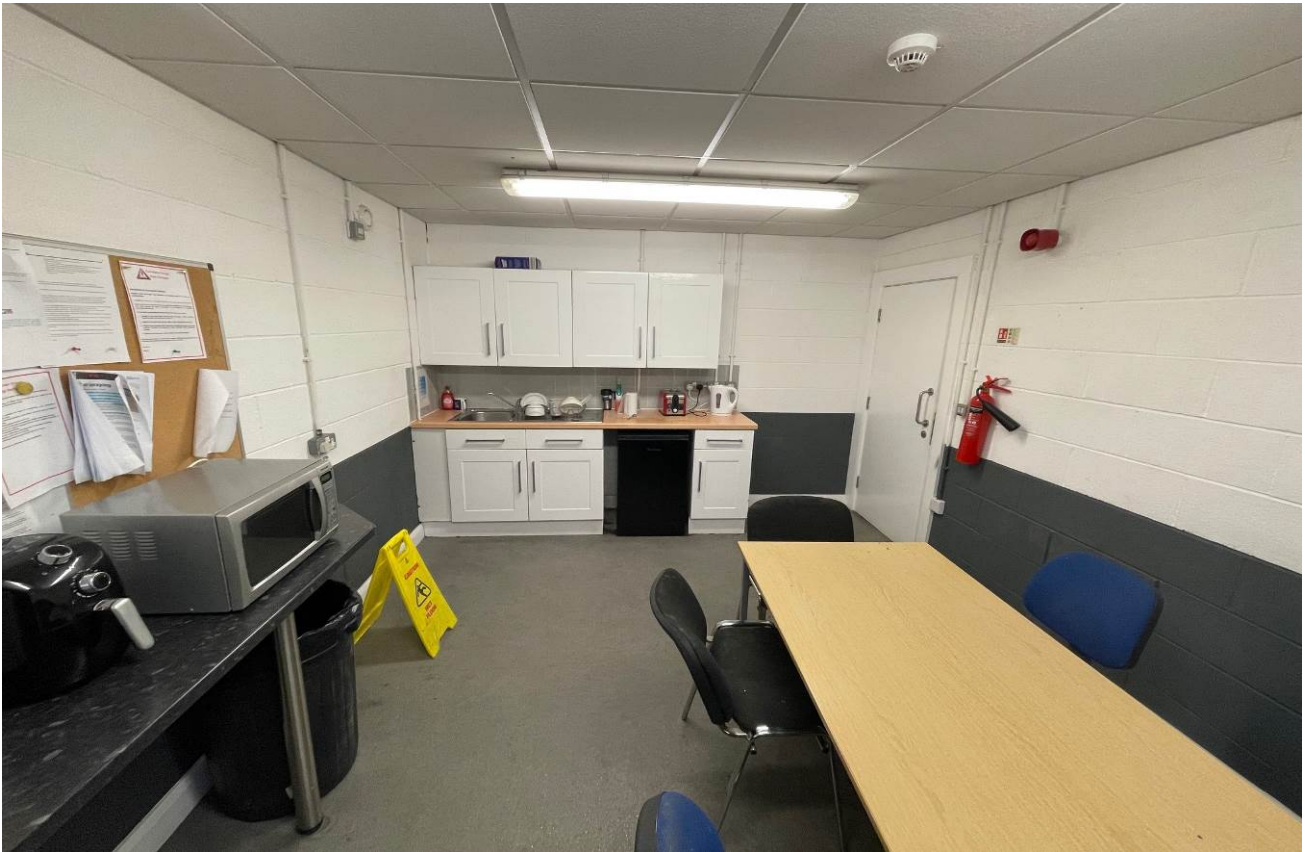
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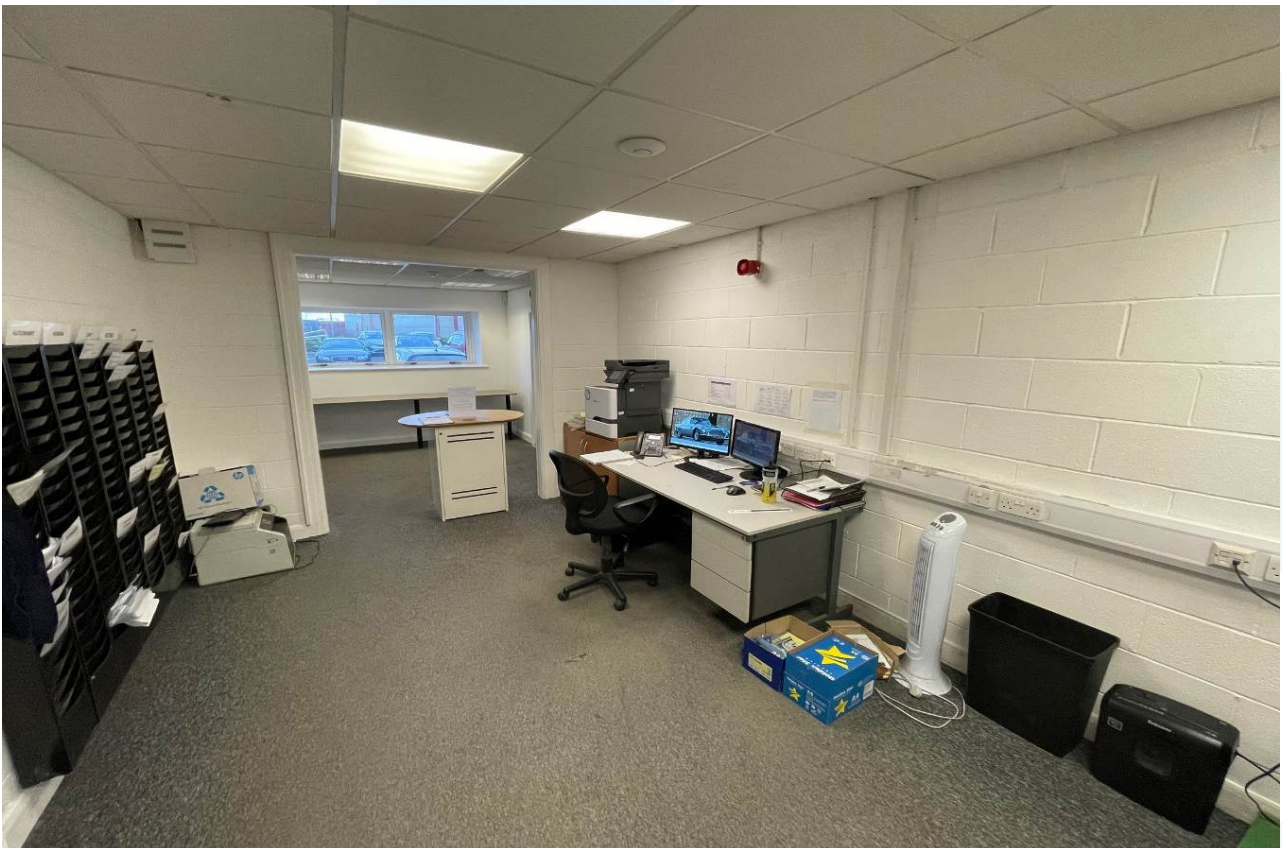
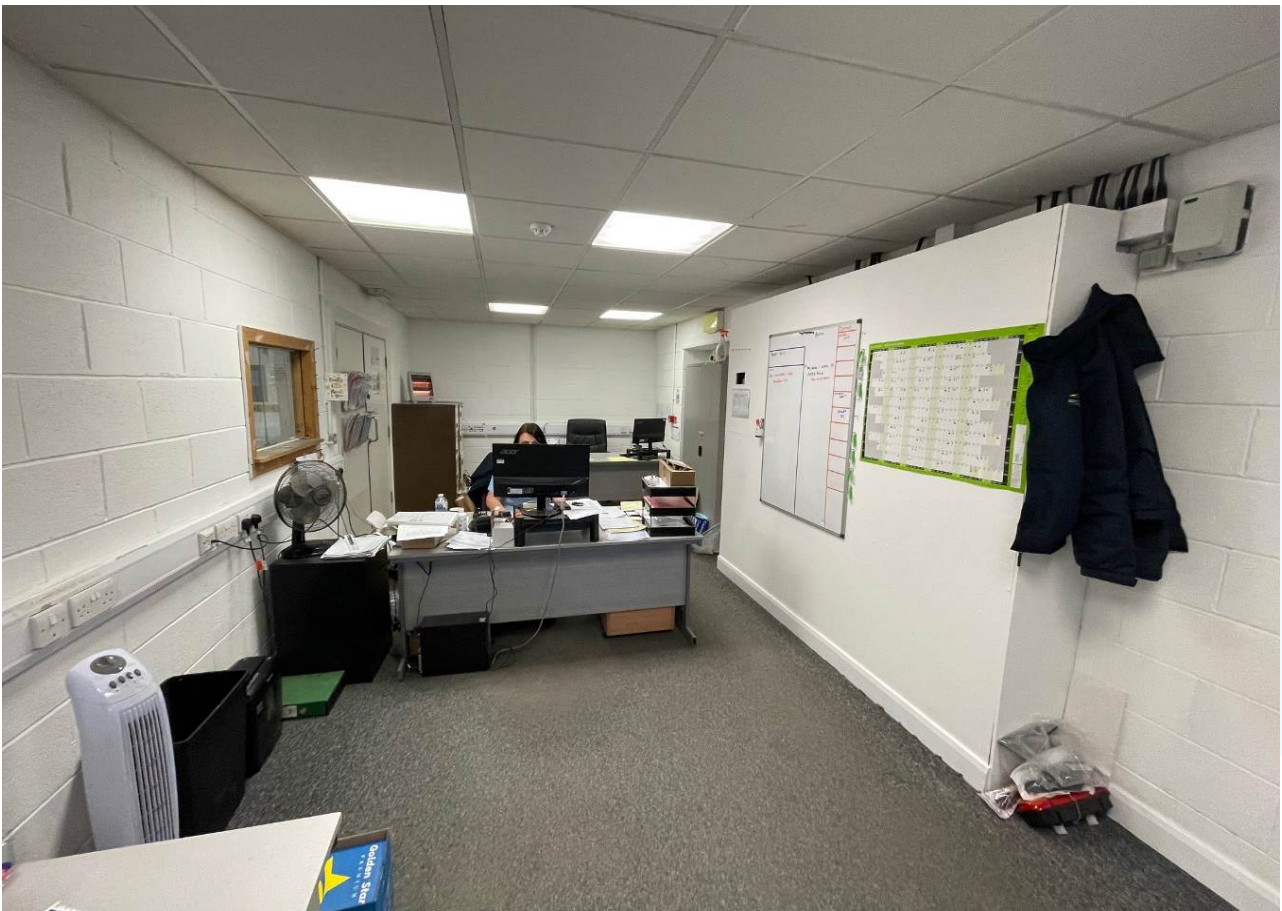
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