

# TO LET

GROUND FLOOR UNITS 3A  
TRIDENT BUSINESS CENTRE  
AMY JOHNSON WAY  
BLACKPOOL  
LANCASHIRE  
FY4 2RP

- MODERN GROUND FLOOR ACCOMMODATION
- LOCATED ON THE PRESTIGIOUS BLACKPOOL BUSINESS PARK, CLOSE TO THE M55 MOTORWAY, BLACKPOOL TOWN CENTRE AND ST ANNES TOWN CENTRE
- HIGH SPECIFICATION ACCOMMODATION
- AIR CONDITIONING, GLASS PARTITIONING
- 2 CAR PARKING SPACES
- VIEWING ESSENTIAL

**RENTAL: £14,500 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# TRIDENT BUSINESS CENTRE

## DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market this high specification ground floor office suite. The entrance is shared with the first floor however the suite benefits from self contained/ private WC and kitchen facilities.

The accommodation benefits from carpeting, air conditioning and double glazing.

There are two allocated car parking spaces available.

## LOCATION

Trident Business Centre is located on Blackpool Business Park which is an established business park in the South of Blackpool. Blackpool Business Park is located within close proximity to Blackpool town centre and St Annes town centre. Blackpool Business Park is also close to the M55 motorway providing access onto the M6 and motorway networks beyond. Blackpool Business Park is still expanding and includes a retail park to the front to include national retailers Morrisons, TK Max, Costa, Starbucks, Nandos and Dunelm Mill. There are also offices and warehousing.

Trident Business Centre is a development of four groups of individual buildings and has many established businesses trading from the site including Weru Windows and the Hot Tub Showroom. Trident Business Centre has excellent access from Amy Johnson Way and is in a prominent position on the Business Park.

## ACCOMMODATION

NIA: Approx 1000 sq ft

All measurements are approximate.

## LEASE / LEGAL FEES

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

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred during this transaction.

## RATEABLE VALUE

2023 RV: £8,100 pa

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

## SERVICE CHARGE

A site service charge is levied for the upkeep and maintenance of the site, this includes landscaping, gritting, lighting etc. Full details available on request.

## EPC

EPC Rating: Details to be confirmed.

## 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 may be subject to VAT at the prevailing rate.

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### 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 fact. 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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