

FOR LEASE

**BUILDING 1
(UNIT 32) ALDON ROAD
POULTON BUSINESS PARK
POULTON LE FYLDE
FY6 8JL**

- OPEN PLAN WORKSHOP / WAREHOUSE BUILDING
- CAR PARKING TO THE FRONT & SPACE FOR LOADING
- GROUND FLOOR GIA: 4,000 SQ FT approx.
- EAVES HEIGHT: 8 METRES approx.
- LARGE VEHICLE ACCESS / LOADING DOOR
- CONVENIENT LOCATION ON POULTON BUS. PARK
- OUTSKIRTS OF POULTON LE FYLDE / NEAR TO M55

RENTAL: £21,500 PA EXC + VAT YEAR 1



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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ALDON ROAD POULTON BUSINESS PARK

LOCATION

Aldon Road is located on Poulton Business Park which is accessed just off Garstang Road East. It is the most prominent business park in the area and allows for ease of commuting into Poulton town centre, towards Thornton Cleveleys and Blackpool and towards the M55 motorway. Proceed down Aldon Road and the property can be found on the right hand side, towards the far end of Aldon Road.

DESCRIPTION

Open plan warehouse / workshop building.

- Good size loading / vehicle access door.
- Eaves height 8 metres approx.
- Front forecourt for car parking and loading.
- Open plan space, suitable for a variety of uses, subject to landlord and planning consent.
- Staff room/Kitchen.
- WC
- Excellent high bay space
- Convenient location on Poulton Business Park.

ACCOMMODATION

Ground floor:

GIA: 4,000 SQ FT approx.

Max depth: 24.6m

Max width: 15m

Open plan warehouse / workshop building, with Staff room/Kitchen.

ADDITIONAL PHOTOS

Can be seen overleaf.

RATEABLE VALUE

RV: £13,250 pa, this is not the amount you pay but is used to calculate Rates Payable. Small Business Rate Relief assistance MAY be available to applicable occupiers. This is to be confirmed directly with the VOA however.

LEASE / LEGAL FEES

New FRI lease is available with terms to be agreed. The ingoing tenant is responsible for the landlord's legal fees incurred in this transaction. Quote to be provided.

VAT

We are informed that the rent is plus VAT at the prevailing rate.

VIEWING ARRANGEMENTS

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 incur costs or otherwise rely upon these particulars as statements or representations of facts.



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(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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