

TO LET

UNIT 7
CALDER COURT
SHOREBURY POINT
BLACKPOOL BUSINESS PARK
LANCASHIRE
FY4 2RH

- NIA: 675 SQ FT
- EXCELLENT BUSINESS PARK LOCATION
- OPEN PLAN MODERN ACCOMMODATION
- HIGH QUALITY DESIGN & FINISH
- LIFT FACILITIES/ LG3 LIGHTING
- 2 ON SITE CAR PARKING SPACES (PLUS OVERFLOW)
- VIEWING ESSENTIAL

RENT: £6,750 PER ANNUM EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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CALDER COURT, BLACKPOOL

LOCATION

The unit is located on Blackpool Business Park Enterprise Zone. The park itself is situated with ease of commuting to Blackpool town centre and to Lytham St Anne's. Blackpool Business Park is also close to the M55 motorway.

The Business Park is currently expanding and includes retail parks, offices, and warehousing. Current occupiers on the Business Park include Morrisons, Warburtons, McDonalds and Nandos.

DESCRIPTION

High specification modern offices.

Architecturally designed, Calder Court has been built to offer the most superior office accommodation available.

The offices are laid out over three floors and the subject unit is located on the ground floor.

There is a lift facility, air conditioning and computer wire ways. The accommodation benefits from kitchenette facilities and is carpeted. The Suites also benefit from architectural glazing, LG 3 lighting and WC facilities, which are shared. The unique development offers light, spacious, and flexible accommodation with superb access to all major transport networks including Blackpool Airport and the M55 motorway which provides access on to the M6.

ACCOMMODATION

Unit 7 – Ground Floor Office: 675 SQ FT

External car parking: 2 spaces.

SERVICE CHARGE

A site service charge is levied for general upkeep of the site and is currently £0.99 per sq ft pa + VAT (£668.25 + VAT per annum).

This includes Buildings Insurance, Soft and Hard Landscaping, external communal lighting, external communal water, rubbish removal, management and contingency.

There is also an internal service charge which includes cleaning of toilets, cleaning of communal areas and stocking of toilets.

CAR PARKING

2 on site car parking spaces available. An overflow car park also provides further spaces on a first come first served basis.

LEASE DETAILS

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

LEGAL COSTS

N/A

RATEABLE VALUE

2023 RV: £5,400 pa.

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

VAT

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

EPC

Units 6 And 7 Calder Court
Energy rating: B

Valid until: 27 October 2032

Certificate number: 3833-7360-9153-9534-0054

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, option 1.

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