

# TO LET

BY WAY OF ASSIGNMENT OF EXISTING LEASE

AVAILABLE 1<sup>ST</sup> MAY 2024

GROUND FLOOR  
KLASSIKER HOUSE  
2 AVROE CRESCENT  
BLACKPOOL BUSINESS PARK  
BLACKPOOL  
LANCASHIRE  
FY4 2DP

- GROUND FLOOR OFFICE ACCOMMODATION
- LOCATED ON PRESTIGIOUS BUSINESS PARK
- 6 ON SITE CAR PARKING SPACES
- CLOSE TO M55 & BLACKPOOL TOWN CENTRE
- VIEWING ESSENTIAL TO APPRECIATE THE QUALITY WITHIN
- EASE OF ACCESS ONTO M55 MOTORWAY
- NIA: APPROX 1700 SQ FT
- VIEWING ESSENTIAL

RENT PASSING: £17,000 PER ANNUM EXCLUSIVE



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# AVROE CRESCENT, BLACKPOOL

## DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market these ground floor offices. The offices benefit from comprising of a mix of partitioned office sizes.

The modern office facilities have gas central heating and some air conditioning. There is also LED lighting within the suspended ceiling.

With the exception of the shared entrance hall, the accommodation is self-contained with its own WC and kitchen facilities.

Externally there are approximately 8 car parking spaces demised to the property.

## LOCATION

The park itself is situated within close proximity to Blackpool town centre and to St Annes town centre. 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 and Warburtons. Klassiker House itself occupies a prominent position on the park off Amy Johnson Way behind Morrisons.

## ACCOMMODATION

The accommodation has an NIA of approximately 1700 sq ft.

- Entrance Hall
- Front Office
- Rear Office
- Kitchen
- WC
- Rear Office Suite (4 rooms)
- Circulation Space

Externally there are 6 designated on-site car parking spaces with extra space for car parking 'in the positions notified to the tenant by the landlord from time to time'.

## LEASE

Assignment of existing lease dated 25<sup>th</sup> April 2022. Lease expiry date 9/7/2027. Break Clause 10/7/2025.

Lease available on request.

## RATEABLE VALUE

### 2023 RV

Pt Gnd Flr Rear Right: £4100

Pt Gnd Flr Rear Left: £3,200

Pt Gnd Flr Front Right £4,650

Pt Gnd Flr Front Left £5,600

This is not the amount payable, but the amount used to calculate rates payable. Please contact Blackpool Council for further information.

## EPC

Energy rating: C

Valid until: 31 August 2027

Certificate number: 0780-2939-0333-9910-6050

## 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.

## LEGAL FEES

The ingoing tenant is to be responsible for the legal fees incurred during this transaction.

## VAT

Disclaimer: 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, option one.

### **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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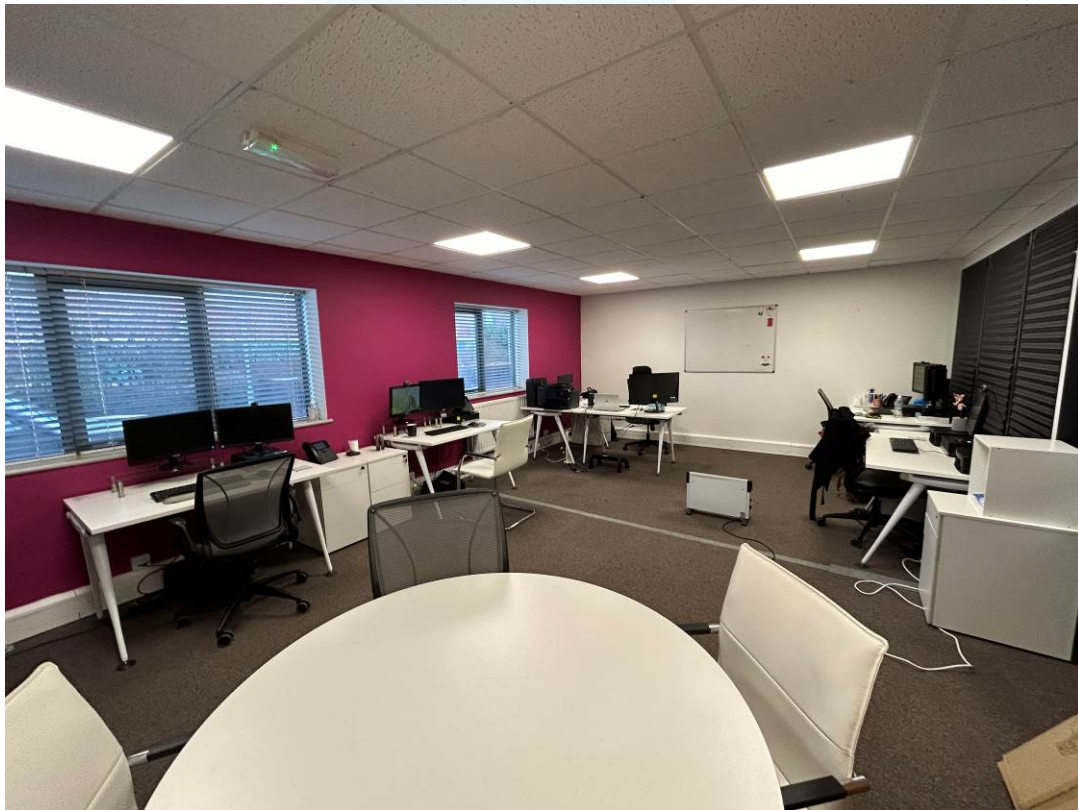
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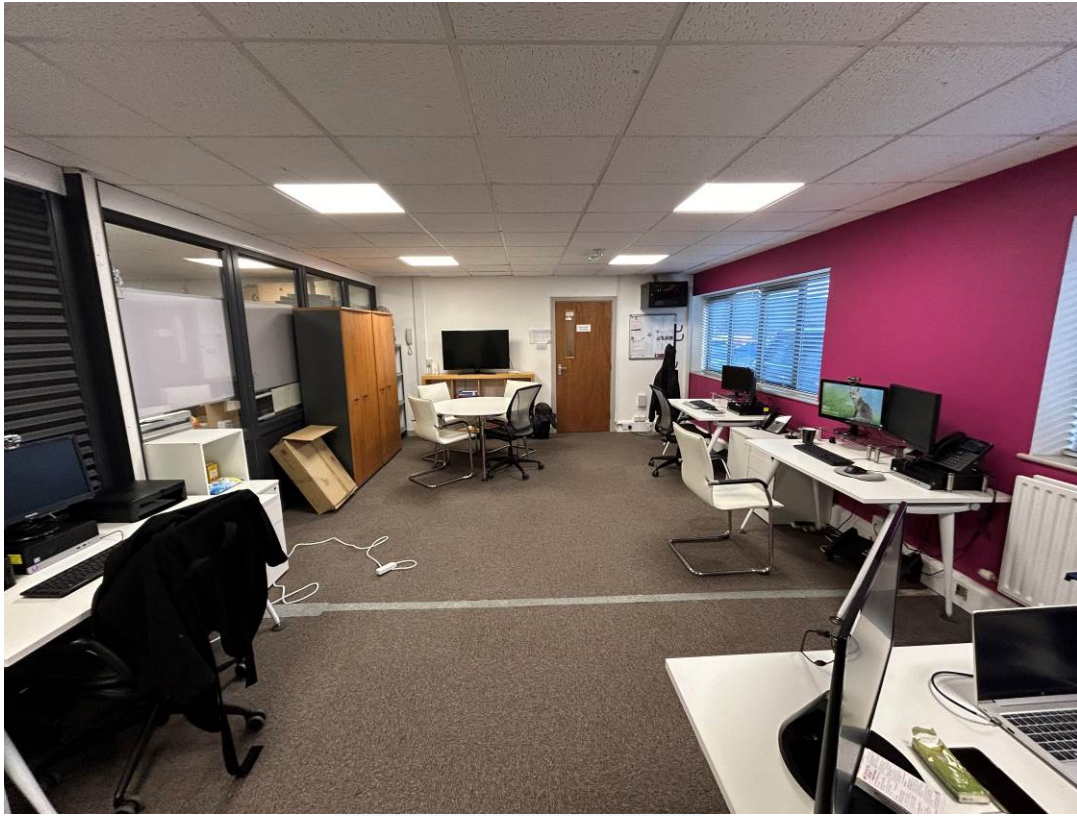


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