

# FOR LEASE

OFFICE BLOCK B, UNIT 7  
CHISWICK COURT BUSINESS PARK  
CHISWICK GROVE  
OFF PRESTON NEW ROAD  
BLACKPOOL  
LANCASHIRE  
FY3 9TW

- PRESTIGIOUS DEVELOPMENT
- GROUND FLOOR OFFICE SPACE
- CAR PARKING AVAILABLE
- OPEN PLAN OFFICE ACCOMMODATION
- KITCHEN
- SHARED WC FACILITIES
- VIEWINGS ARE ESSENTIAL

**RENTAL: £6,000 PER ANNUM EXC + VAT**  
**SERVICE CHARGE £1,200 PER ANNUM + VAT**



**Duxburys**  
Commercial

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# CHISWICK GROVE, BLACKPOOL

## LOCATION

The development is situated directly off the dual carriage way off Preston New Road within one mile from junction 4 of the M55 which provides excellent access to all major motorway links. The location provides ease of access to Blackpool town centre and other neighboring towns, local amenities and facilities. The units are close to the Shell garage, Starbucks, McDonald's, KFC and Subway.

## DESCRIPTION

The prestigious Chiswick Grove office development comprises 12 modern offices. The offices are available together or individually, each unit benefits from its own kitchen. The offices benefit from shared WC facilities and a lift facility. The site benefits from CCTV and there is one car parking space per unit. The offices offer a stylish, low maintenance working environment. Viewing is highly recommended to appreciate the location and quality within.

## ACCOMMODATION

### Ground Floor office: 643 Sq. Ft (59.79 Sq. M)

- One parking space per unit
- Shared WC facilities
- Shared use of platform lift
- Self-contained kitchen

## LEASE / LEGAL FEES

A new lease is available by way of service charge with terms to be negotiated with the landlord. The rent is payable quarterly in advance.

The incoming tenant may be responsible for the landlord's reasonable legal fees incurred in this transaction. Quote to be provided.

## EPC RATING

Office Block B (Offices 5,6,7 and 8)  
**Energy rating: C**

Valid until: 8<sup>th</sup> January 2034

Certificate number: 6760-4174-5147-9087-510

## BUSINESS RATES

**Unit 7 (Since April 2023) RV: £4,500 per annum.**

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

## SITE SERVICE CHARGE

**£1,200 per annum + VAT.**

A full breakdown of what is included is available, but the service charge includes buildings insurance, cleaning of the communal areas, garden maintenance and refuse removal amongst other items.

## VAT

Disclaimer: All prices quoted are exclusive of VAT but are subject to VAT at the prevailing rate.

## VIEWINGS

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

## 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.

### 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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