

TO LET

ESTIMATED COMPLETION DATE 1ST MAY 2024

**NEW UNITS
PEEL HALL BUSINESS PARK
PEEL ROAD
BLACKPOOL
LANCASHIRE
FY4 5JX**

- 7X NEW BUILD UNITS AND EACH UNIT HAS A TOTAL NIA OF 1800 SQ.FT
- GROUND FLOOR 1020 SQ.FT.
- FIRST FLOOR 780 SQ.FT
- 3X CAR PARKING SPACES PER UNIT
- NEW BUILD UNITS
- EXCELLENT LOCATION
- VIEWING ESSENTIAL

RENTAL: £14,400 PER ANNUM EXC + VAT PER UNIT



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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f: 01253 765260 w: www.duxburyscommercial.co.uk

PEEL BUSINESS PARK, BLACKPOOL

DESCRIPTION

Duxbury Commercial are delighted to have been instructed to market these new business units. Phase 1 of the work comprises 7 new industrial units complete with mezzanine floors, parking and services. The units are available individually or combined.

Each unit comprises of ground floor space of 1020 Sq. Ft, mezzanine level floor 780 Sq. Ft totaling 1800 Sq. Ft with 3 designated car parking spaces outside of the front of each unit. The units comprise of steel framed units composite cladding on the roof and composite Kingspan insulated cladding to walls with brickwork. The windows and doors are double glazed and units benefit from an electric insulated sectional industrial door in grey.

The mezzanine floor is framed with a timber deck and a metal staircase will be constructed to access the mezzanine level. The units will benefit from a single disabled WC to the ground floor. Utilities include, mains water, three-phase, electricity, LED lighting to the ground floor and mezzanine, BT fibre installed to site. Use is B1 offices or B2 / B8 industrial use.

LOCATION

This business village is located around the Lytham / Blackpool border off Peel Road which is a main arterial route connecting Lytham St Annes / Wrea Green areas with Blackpool / Preston New Road (A583, which links onto junction 4 of the M55 motorway).

The location allows for ease of access of commuting into the neighboring towns of Wrea Green (surrounding areas), Lytham, Ansdell and St Annes. Quick and easy access into Blackpool town centre and toward neighboring towns to include Kirkham and Preston.

ACCESS / OPENING HOURS

Peel Halls opening hours for access to units are:

B2/B8 General industrial, storage and distribution

- 8:00am – 6:00pm Monday to Friday
- 9:00am – 1:00pm Saturday
- Closed Sunday

B1 Light Industrial

- 7:00am – 11:00pm Monday to Friday
- 7:00am – 6:00pm Saturday
- 10:00am – 4:00pm Sunday

LEASE / LEGAL FEES

A new full repairing and insuring lease will be available for a minimum term of 3 years. A rent deposit will be required. Each party will be responsible for their own legal fees insured during this transaction.

SERVICE CHARGE

The service charge for each unit will be on a £ per square foot basis depending on the size of the units. The service charge is currently charged at £0.54 per square foot so each unit would pay approximately an annual service charge of £972 + VAT (£81 + VAT per month).

RATEABLE VALUE

2023 RV: To be assessed.

EPC

EPC Rating: 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 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.

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(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.

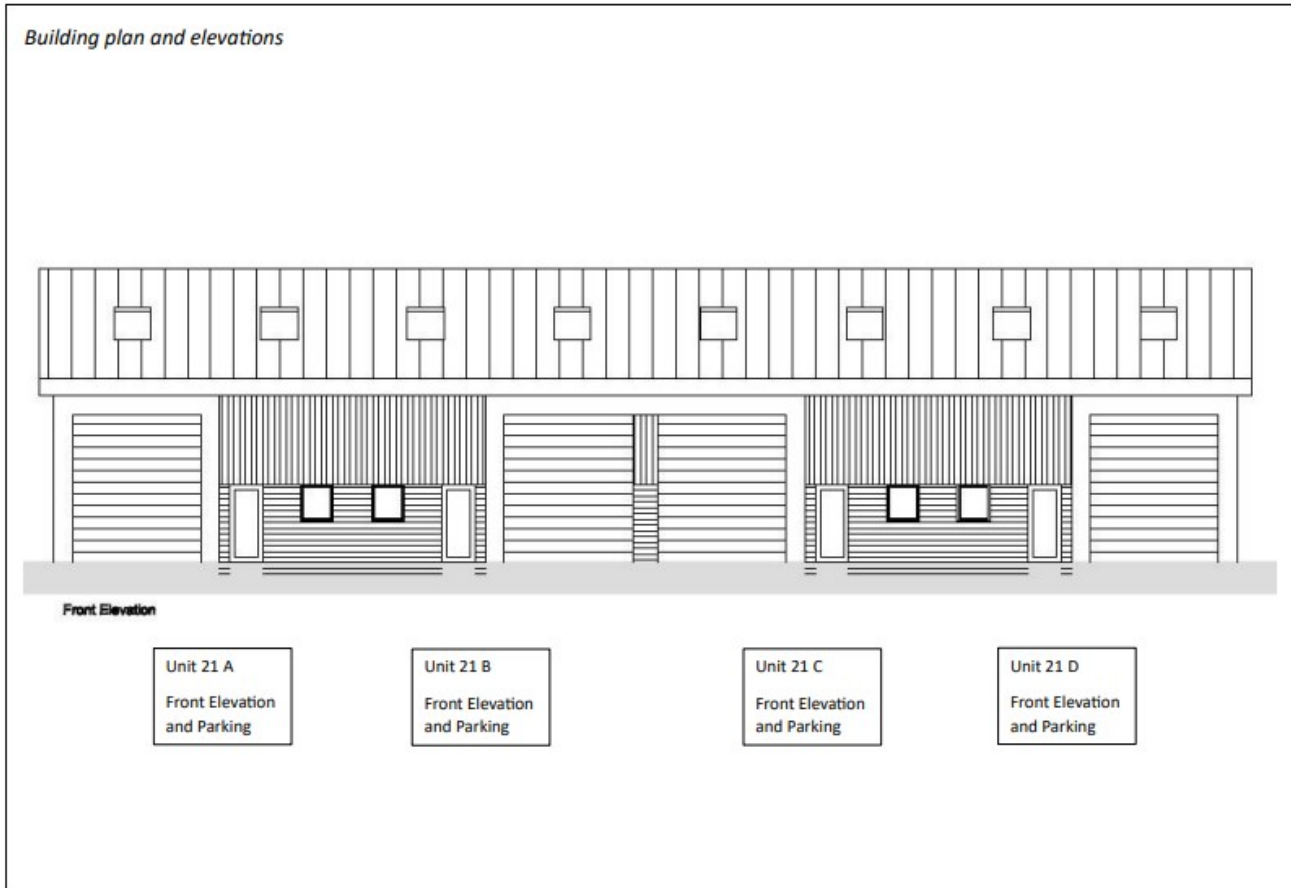
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



AVAILABILITY SCHEDULE

<u>UNIT</u>	<u>SIZE GF (SQ FT)</u>	<u>MEZZANINE (SQ FT)</u>	<u>TOTAL GIA</u>	<u>RENT (PER ANNUM EXCLUSIVE)</u>	<u>STATUS</u>
UNIT 20A	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	AVAILABLE
UNIT 20B	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	LET
UNIT 20C	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	LET
UNIT 21A	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	AVAILABLE
UNIT 21B	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	AVAILABLE
UNIT 21C	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	AVAILABLE
UNIT 21D	1020 SQ FT	780 SQ FT	1800 SQ FT	£14,400 Per annum exclusive	LET

*** Units can be taken individually or in multiples ***

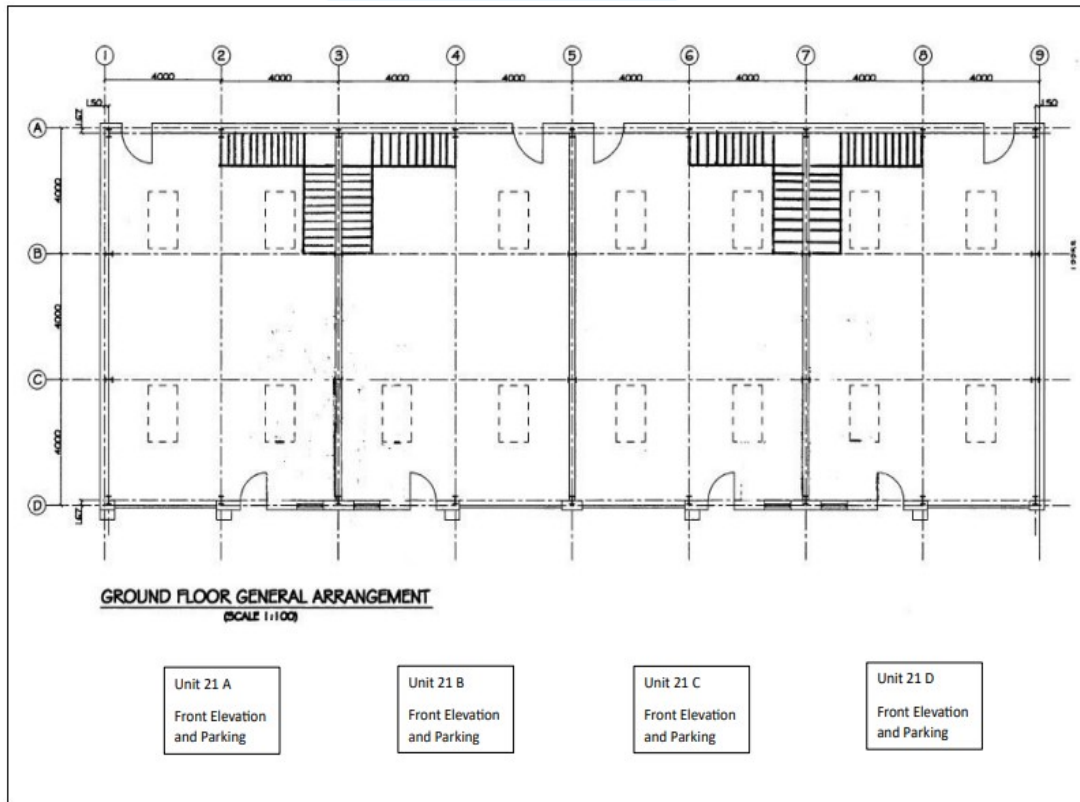
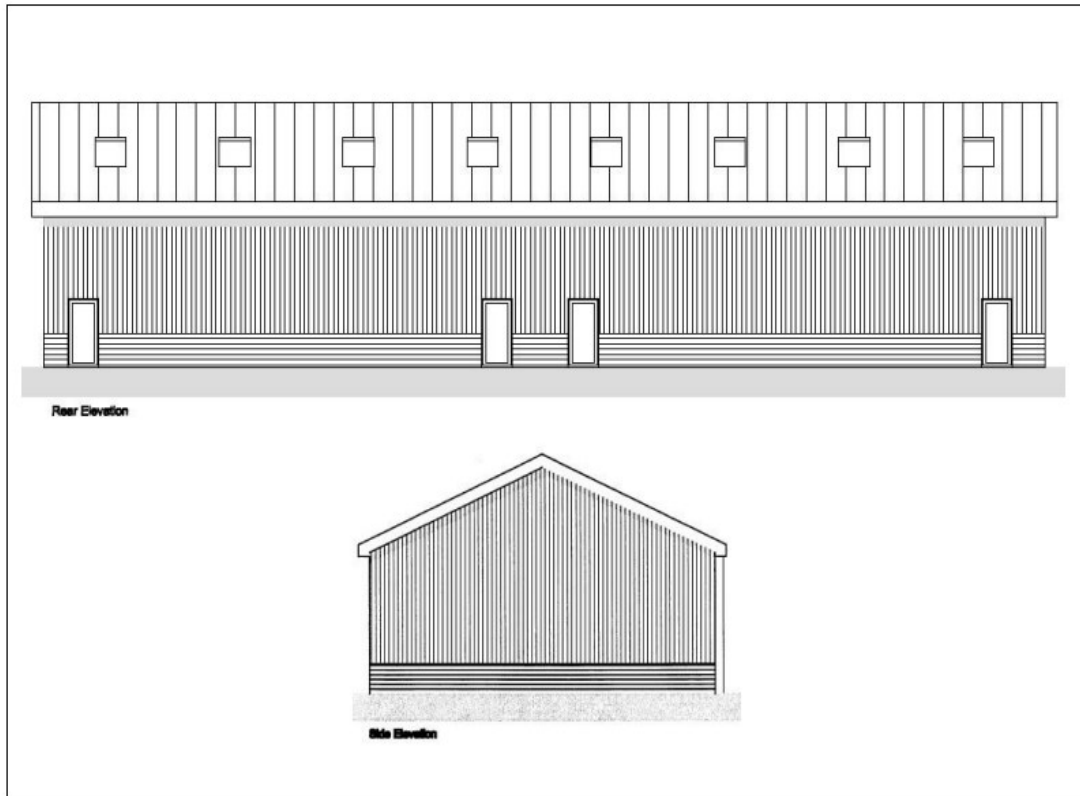


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Drawings

Unit Location



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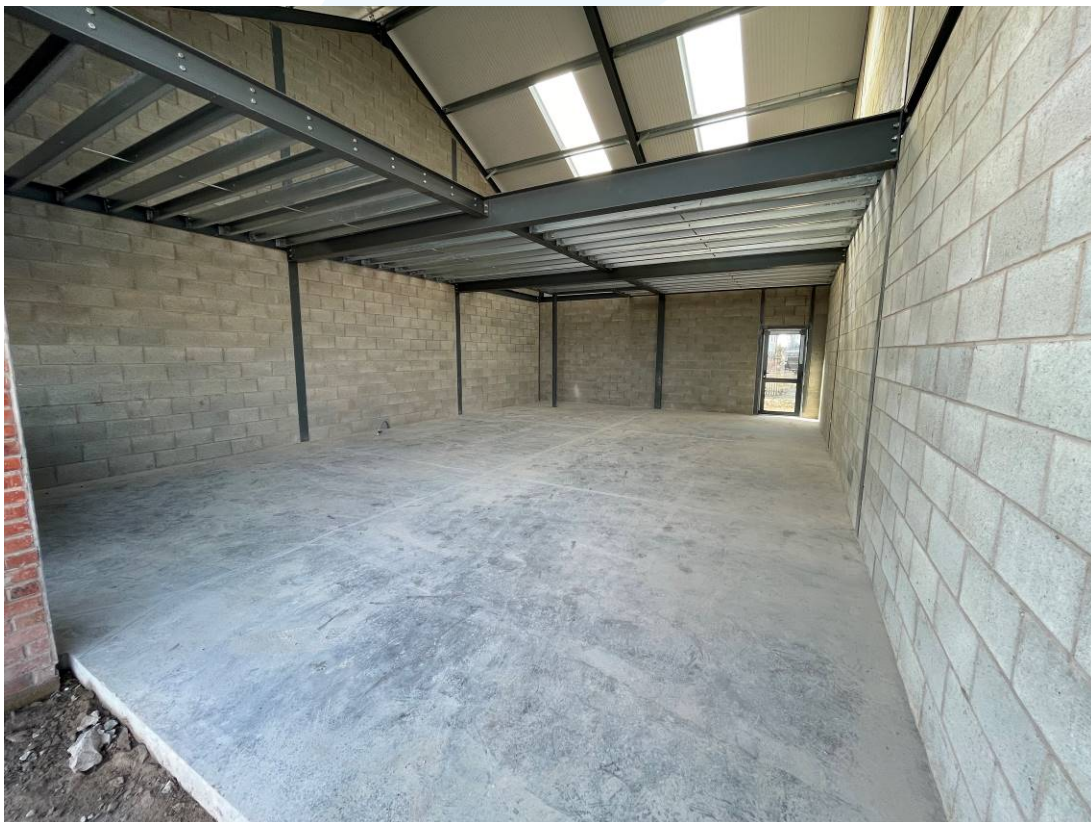
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