

# FOR LEASE

UNITS 9 & 10  
HOLLY CLOSE, HOLLY TRADING PARK  
THORNTON CLEVELEYS  
LANCASHIRE  
FT5 4LR

- WAREHOUSE / STORAGE & DISTRIBUTION SPACE
- GROUND FLOOR, FLOORPLATE GIA: 6,460 SQ FT
- OPEN PLAN WORKSHOP / BUSINESS SPACE
- CAR PARKING AND LOADING TO THE FRONT
- MEZZANINE FLOOR: 1,800 SQ FT
- TOTAL GIA: 8,260 SQ FT
- NEXT DOOR TO FYLDE TILES – COUNTER / WAREHOUSE SALES OPERATION
- TWO LOADING DOORS TO THE FRONT
- VIEWING ESSENTIAL

**YEAR 1 RENT: £25,000 PER ANNUM EXCLUSIVE + VAT**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# HOLLY CLOSE TRADING PK, THORNTON

## LOCATION

Holly Trading Park forms part of Red Marsh Industrial Estate and is located off Holly Close / Holly Road. Holly Road commences access into the town centre with its array of shops, shopping facilities and amenities. The area comprises of a major business area / industrial estate in North Fylde and ease of commuting is available to surrounding towns and towards the M55 motorway.

## DESCRIPTION

This warehouse / workshop unit comprises:

- a gross Ground Floor floorplate area of 6,460sq ft
- plus part mezzanine floor of 1,800 sq ft
- combined total GIA 8,260 sq ft
- Two Loading / Vehicle Access doors
- Abundance of car parking to the front
- Loading to the front and space for large vehicle turning
- Ideal space for storage and distribution, warehouse, retail warehouse (subject to planning).
- Good eaves height
- Available with vacant possession
- Racking available by separate negotiation and subject to availability.

Internal viewings are recommended.

## ACCOMMODATION

Gross Ground Floor Floorplate:  
600 SQ M / 6,460 SQ FT  
Max depth: 24m x Max. Width: 25 m

Plus, Mezzanine Floor (for storage):  
Gross measurement: 168 SQ M / 1,800 SQ FT  
Max depth: 24m x Max. Width: 7 m

**TOTAL COMBINED GIA: 8,260 SQ FT**

Two Loading / Vehicle Access doors

## LEASE / LEGAL COST

Year 1 rent incentive £25,000 per annum exclusive, yearly rent to increase from year 2 onwards.

New FRI lease available with terms to be negotiated.

The incoming tenant is to be responsible for the Landlords reasonable legal fees incurred in the transaction. Quote to be provided.

## VAT

The rental / sale price is plus VAT (at the prevailing rate).

## BUSINESS RATES

2023 RV: To be confirmed.

## ADDITIONAL PHOTOS

Can be seen to the latter pages of the brochure.

## DIRECTIONS

Fleetwood Road North (B5268) proceeds through the centre of Thornton. Trunnah Road can be accessed off this main road. From Trunnah Road proceed onto Holly Road and take the first right into Holly Close / Holly Trading Park. The unit can be found in the far left corner of the park.

## VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919, Option 1.

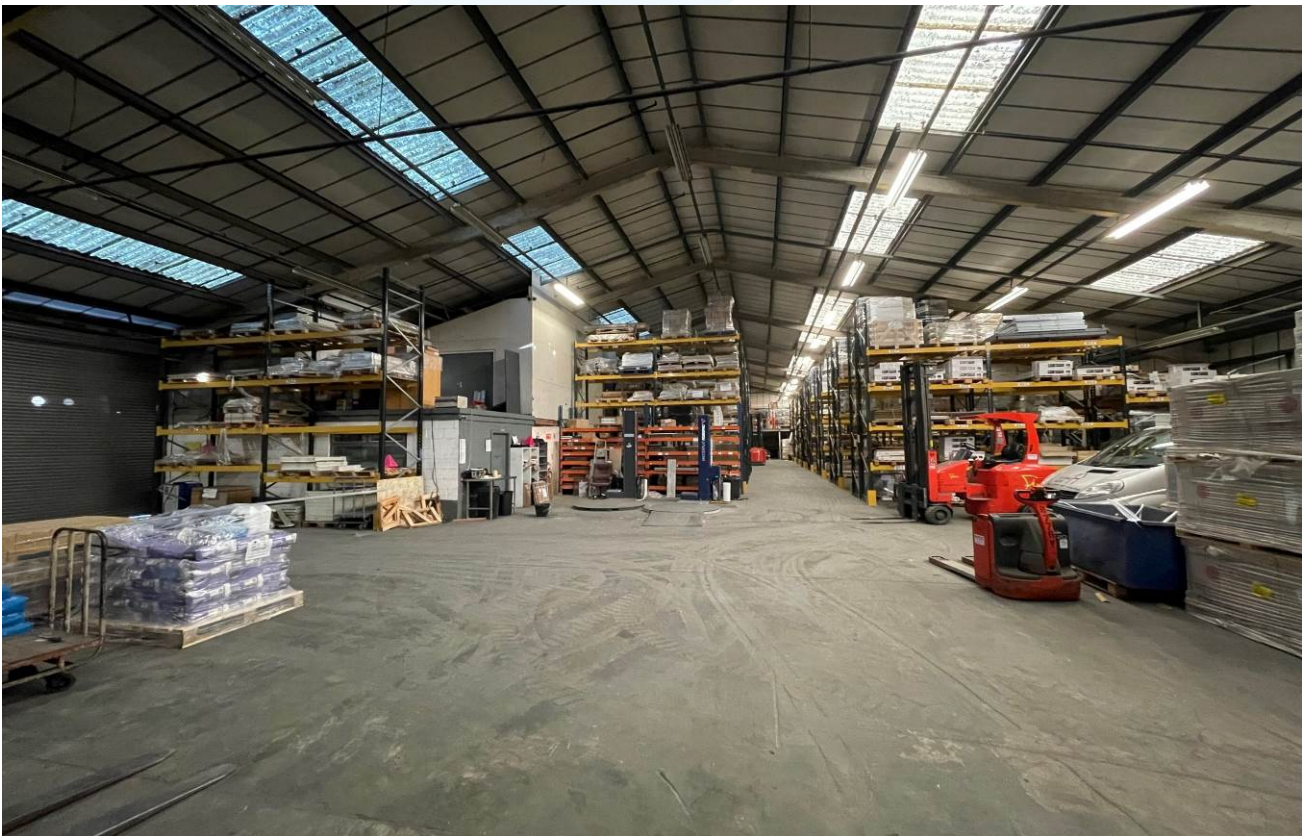
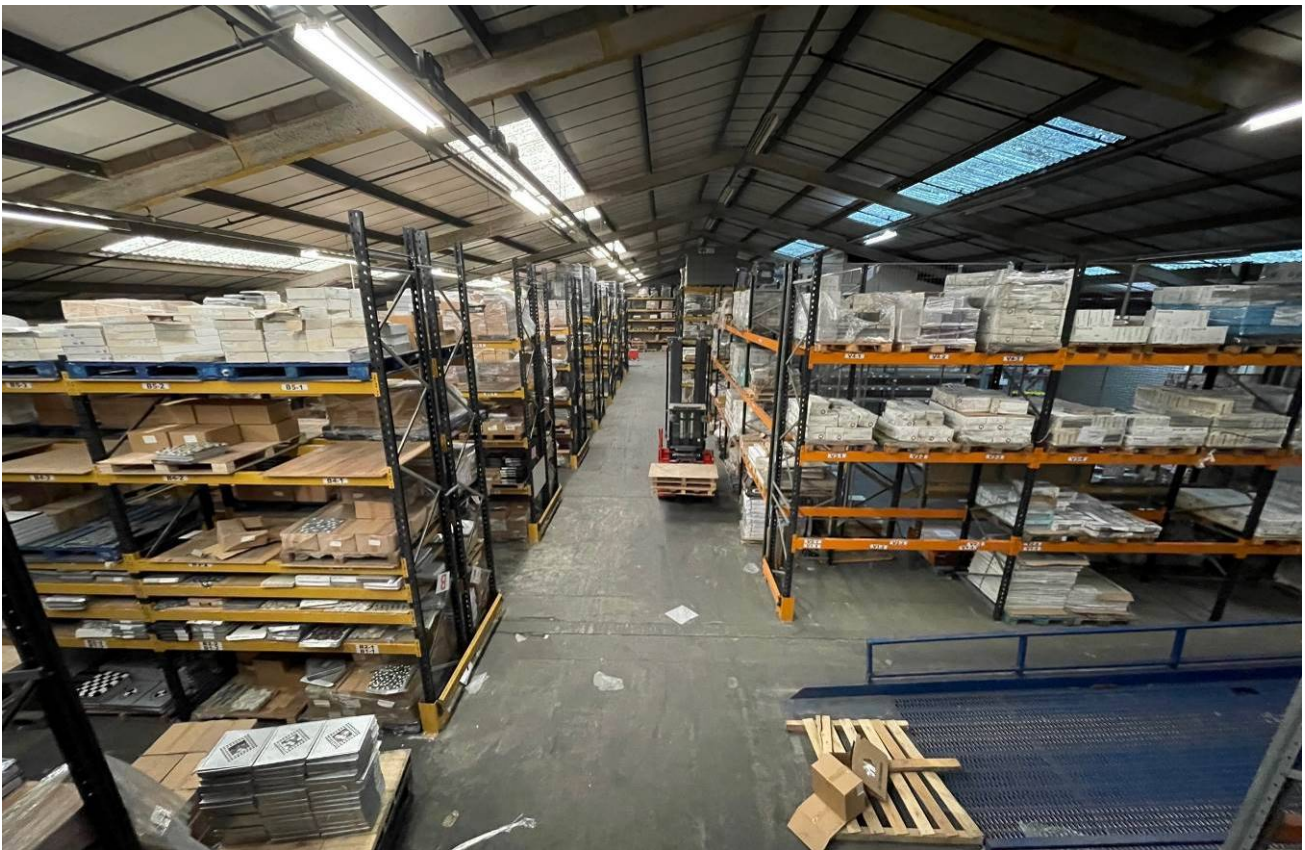
### Disclaimer

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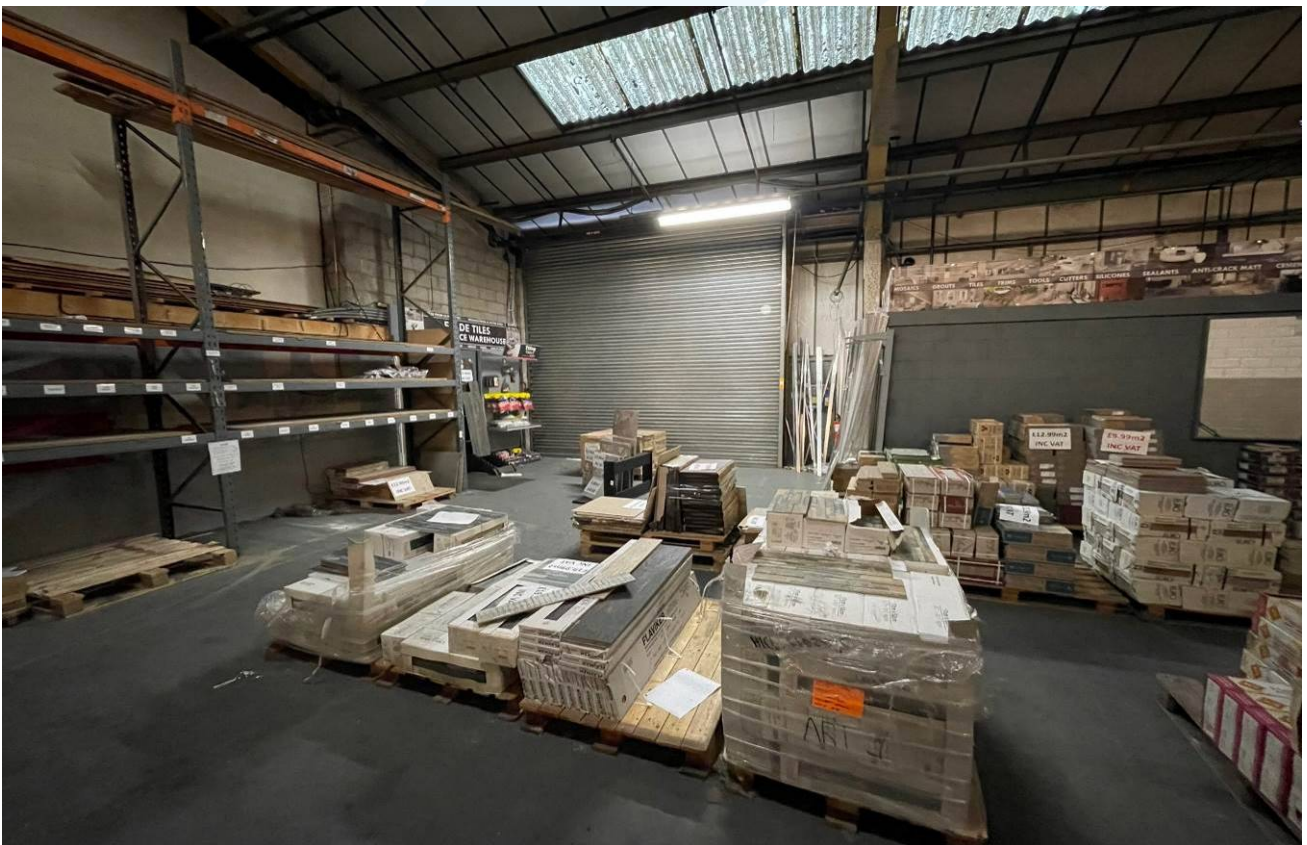
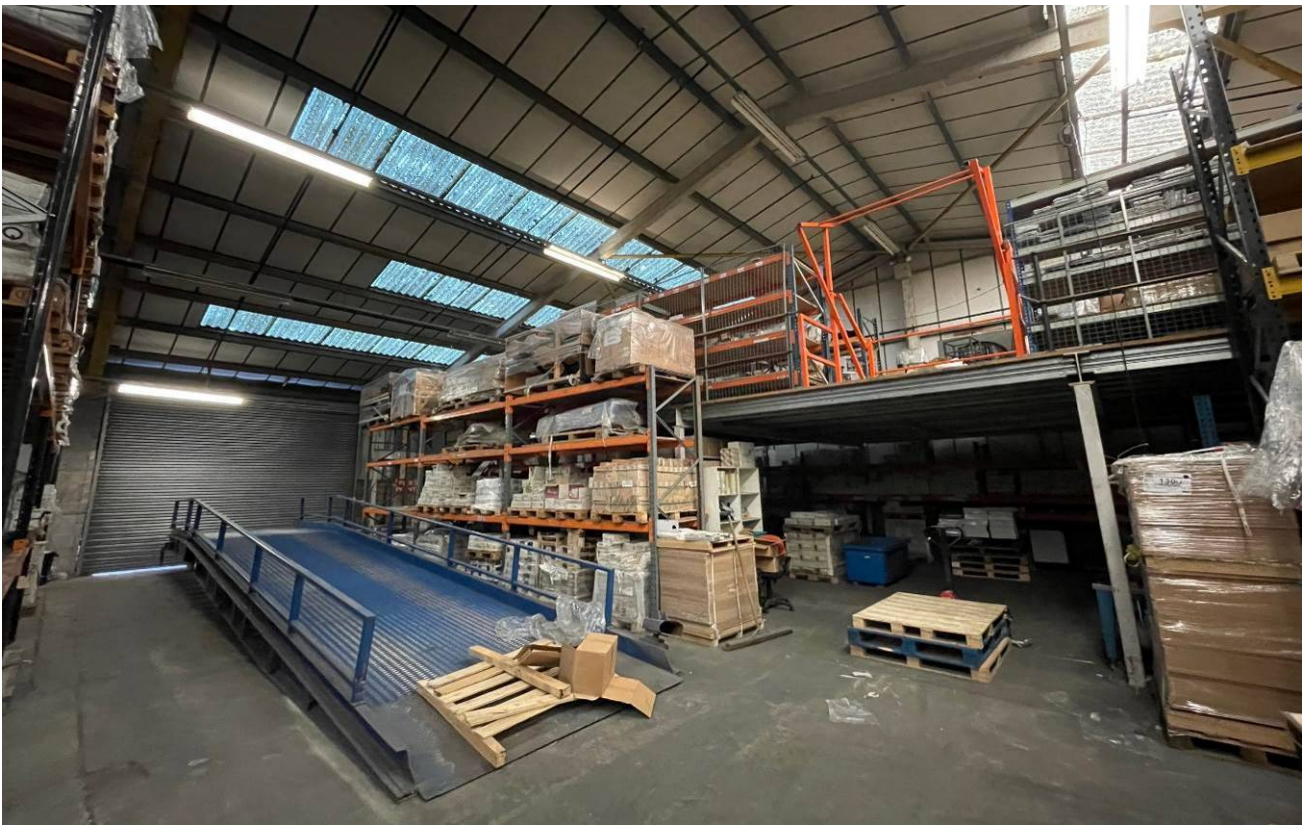
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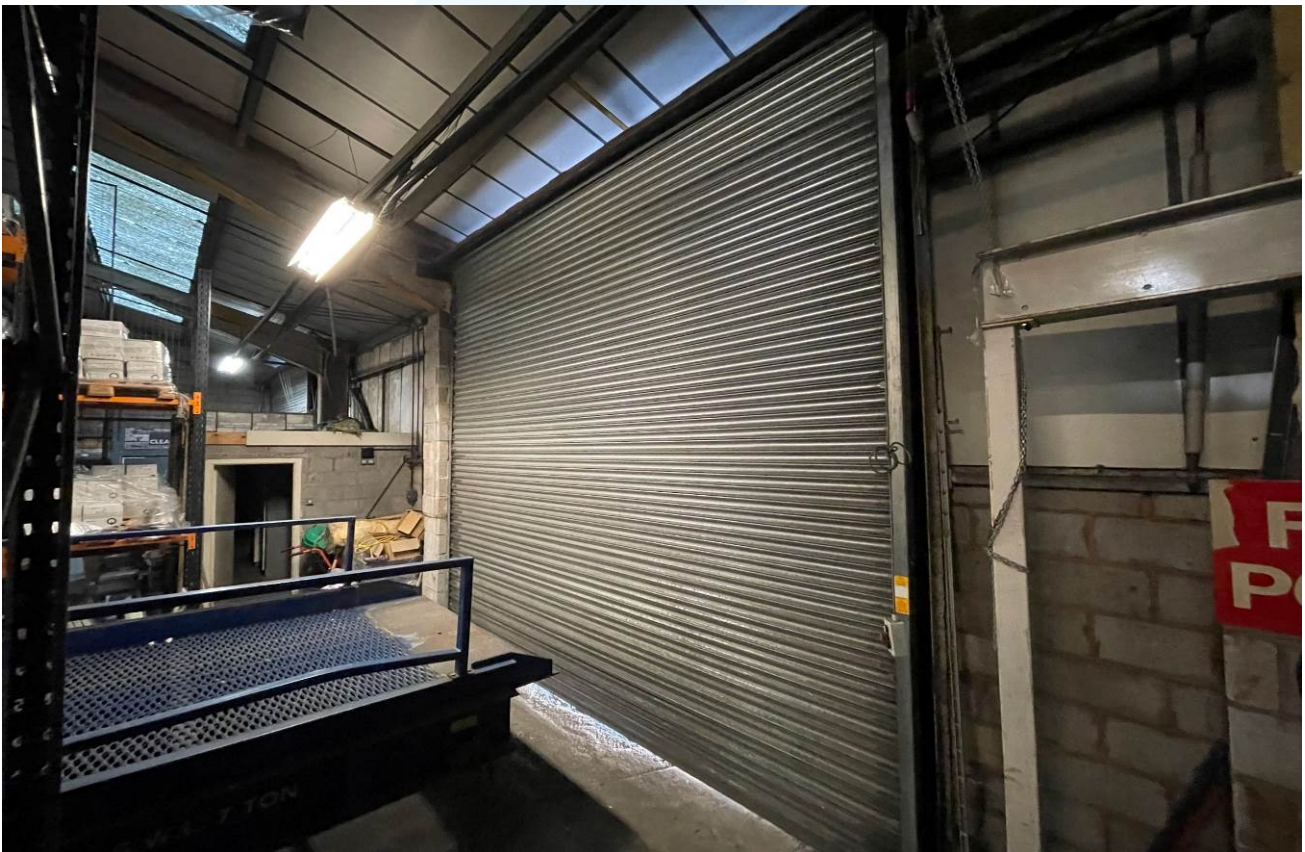
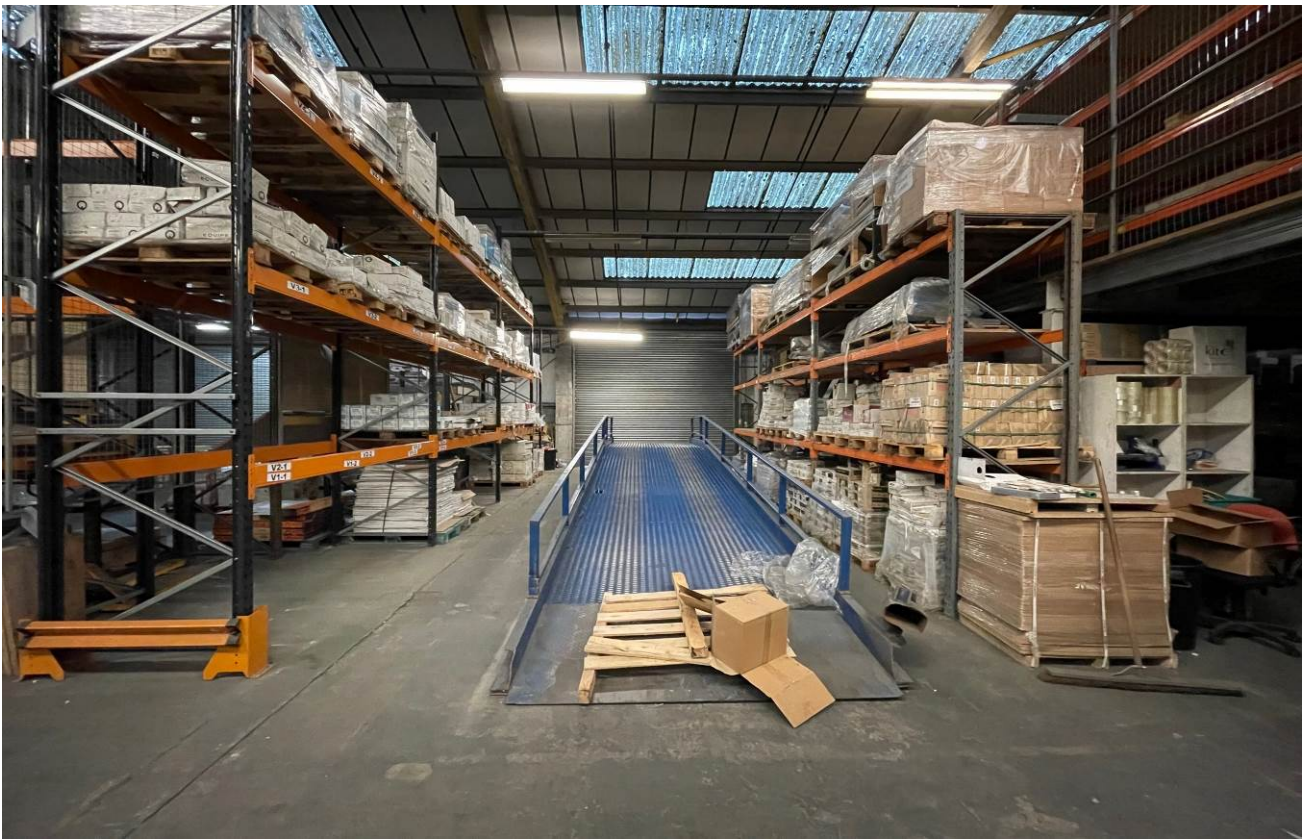
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