

TO LET

FIRST FLOOR
UNIT 4 ST GEORGES COURT
ST GEORGES PARK
KIRKHAM
LANCASHIRE
PR4 2EF

- FIRST FLOOR OFFICE ACCOMMODATION
- CAR PARKING AVAILABLE
- MODERN OFFICE ACCOMMODATION
- GOOD QUALITY ACCOMMODATION
- NIA: 956SQ FT
- VIEWING RECOMMENDED

RENTAL: £9,560 + VAT + SERVICE CHARGE PA EXC



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

ST GEORGES PARK, KIRKHAM

LOCATION

This unique development offers light, spacious and flexible accommodation with superb access to all major road and rail networks. Situated near the junction of the A585 and the A583 and just minutes away from junction 3 of the M55, St George's Court has all the benefits of an out-of-town location, but offers quick and easy access to Blackpool, Lytham St Annes, Preston and surrounding areas.

St George's Park is on the outskirts of the market town of Kirkham, with a wide range of shops and a Supermarket.

The idyllic village of Wrea Green is just over a mile away and within less than 5 minutes' walk, there are a range of sports, leisure, and recreational facilities.

DESCRIPTION

The available space is located on the first floor. Ground floor WCs and entrance areas are shared.

Internal viewings are highly recommended to appreciate the quality within.

NIA: 956 SQ FT

DIRECTIONS

By Car – St Georges Park is accessed off the A585 which links to the A583 Blackpool Road in Kirkham.

By Train – Kirkham & Wesham station, with regular connections to Blackpool and Preston, is less than 5 minutes' walk.

By Bus – There is a regular service from Blackpool and Preston.

LEASE/Legal FEES

A new effective FRI lease is available with terms to be agreed by negotiation with the landlord. The incoming tenant is to be responsible for the Landlord's reasonable legal costs incurred during this transaction. Quote to be provided.

EPC

1-4 St. Georges Court
Energy rating: E

Valid until: 29th August 2027

Certificate number: 0280-7988-0363-5780-5024

BUSINESS RATES

Rateable Value: £7,000 pa (April 2023)

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

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

All prices quoted do not include VAT but may however 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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