

TO LET

OFFICE BUILDING 2
BURTON ROAD
BLACKPOOL
LANCASHIRE
FY4 4NW

- MAINLY OPEN PLAN OFFICE ACCOMMODATION
- CIRCA 20 CAR PARKING SPACES
- AVAILABLE BY WAY OF SUB-LET
- TOTAL NIA: 5,000 SQ FT (465 SQ M)
- EXCELLENT LOCATION
- VIEWING ESSENTIAL

RENTAL: £35,000 PER ANNUM EXCLUSIVE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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BURTON ROAD, BLACKPOOL

LOCATION

This office building occupies a convenient location on Burton Road which is accessed directly off Vicarage Lane. It allows ease of commuting to various areas of Blackpool. Local bus routes run nearby. The building is in close proximity to an Asda supermarket and other local shops and amenities. Access to the M55 motorway is also close by.

DESCRIPTION

The office building comprises of a large open plan office space with the additional benefit of single offices. In addition to the open plan office space there is a main entrance with inner hallway, WC's off, storage and a kitchen/staff room.

A major benefit of the office space is an abundance of car parking. There are approximately 20 car parking spaces available with Office Building 2.

The office space is presently leased by a firm of Stockbrokers who have alternative accommodation to move to therefore the space is available with immediate effect.

The office space is available by way of assignment of the existing lease or by way of a sub-letting. An internal viewing of the office space is recommended.

ACCOMMODATION

Office space NIA: 4730 sq ft
Kitchen/breakout room NIA: 270 sq ft

TOTAL NIA: 5,000 SQ. FT

The above measurements are approximate.

RATEABLE VALUE

2023 RV: Details to be confirmed.

LEASE / LEGAL FEES

The office space is available by way of assignment or sub-letting of the existing lease. Full information is available on request.

The lease is to be outside of the Landlord & Tenant Act 1954 Part II.

EPC

EPC Rating: To be confirmed

LANDLORD WORKS

The property is available as seen; however, the landlord may be willing to update the fit out subject to negotiation and contract.

VAT

Disclaimer: All prices quoted are exclusive of 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

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.



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