

FOR LEASE

UNIT 5
BRAITHWAITES BUSINESS PARK
LYTHAM ROAD
WARTON
NR. PRESTON / FYLDE COAST
PR4 1AH

- LIGHT INDUSTRIAL UNIT WITH OPEN PLAN GROUND FLOOR WORKSHOP / WAREHOUSE SPACE
- GROUND FLOOR OFFICES WITH KITCHEN & WC
- MEZZANINE WITH STORAGE, KITCHEN /BREAKROOM & STORAGE ROOM
- LARGE YARD – FULL DETAILS TO BE INSPECTED ON A VIEWING
- APPROX 5,165 SQ FT
- VIEWINGS HIGHLY RECOMMENDED

RENTAL: £39,500 PER ANNUM EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

BRAITHWAITES BUSINESS PARK, WARTON

LOCATION

Braithwaites Business Park is located on Lytham Road in Warton and is accessed via the road alongside Lytham Car Centre. Lytham Road is the main road which runs through Warton offering ease of access to Lytham to the West and Preston area to the East. The Business Park is also close to local shops and amenities.

DESCRIPTION

Light Industrial Unit comprising:

- Ground floor open plan warehouse / workshop space with office, kitchen and WC
- Mezzanine with storage, kitchen/breakroom and storage room
- Large yard space (the full extent and areas of yard space available can be viewed via appointment)
- Large Vehicle access / loading door to the front and side elevations.
- Good eaves height.
- Total gross space: approx 5,165 sq ft
- Located on the popular Braithwaites Business Park
- Easily accessible from the Fylde coast and Preston areas.

ACCOMMODATION

Ground Floor: Open plan warehouse space with office, kitchen and WC - approx. 4,225 sq ft

First Floor: Kitchen/breakroom, storage room and storage area - approx. 940 sq ft

TOTAL GIA Area: 5,165 sq ft

RATEABLE VALUE

According to the VOA the Rateable Value is: £13,250. This is not the amount payable, but the amount used to calculate rates payable. For further information please contact the relevant local authority. Small Business Rate relief may apply here but should be verified directly by the proposed occupier.

LEASE DETAILS/ LEGAL FEES

The property is available by way of a new FRI please with terms to be negotiated. The ingoing tenant is responsible for the landlords legal fees incurred in this transaction. Quote to be provided.

ADDITIONAL PHOTOS

Can be seen to the latter pages of the brochure.

EPC

EPC Rating: E
Expiry: 20th June 2025
Certificate no: 0960-5961-0325-3990-8064

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

Disclaimer: prices quoted are excluding VAT but may be subject to VAT at the prevailing rate

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

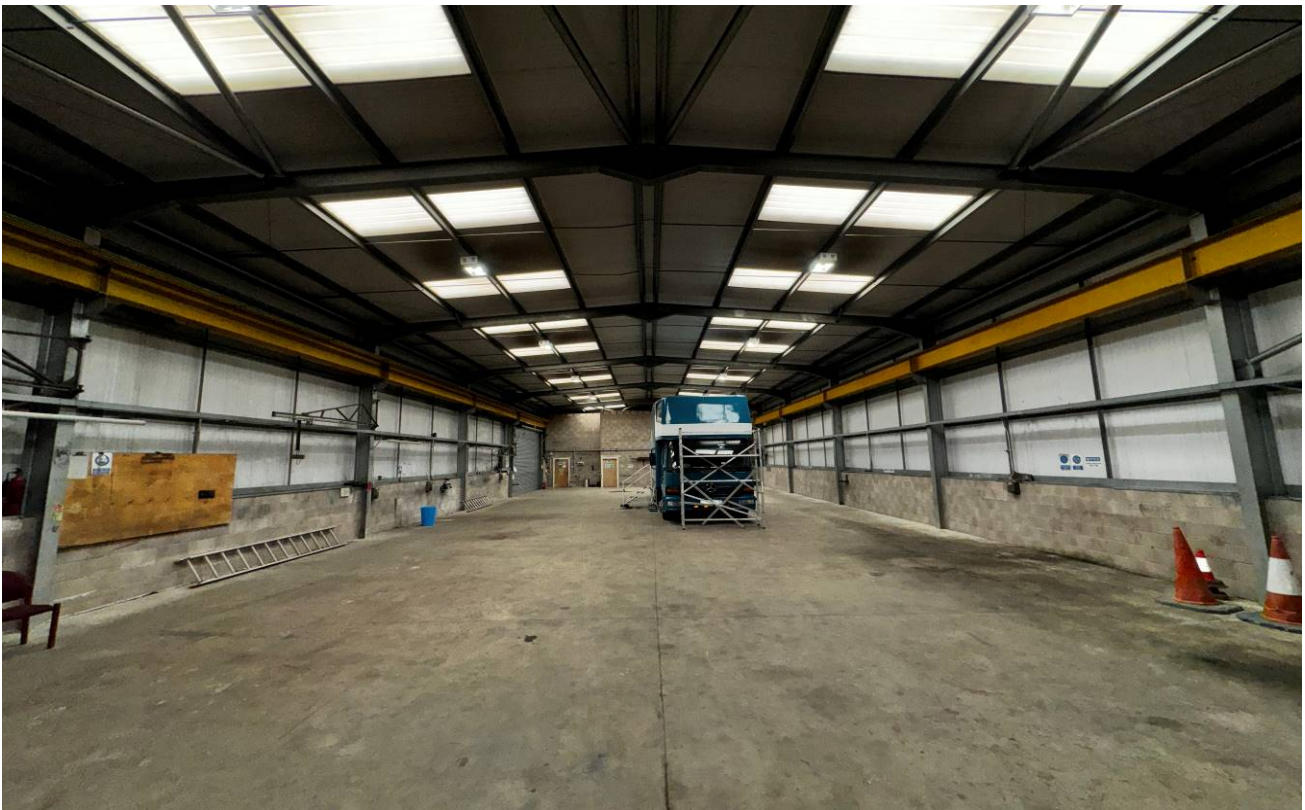
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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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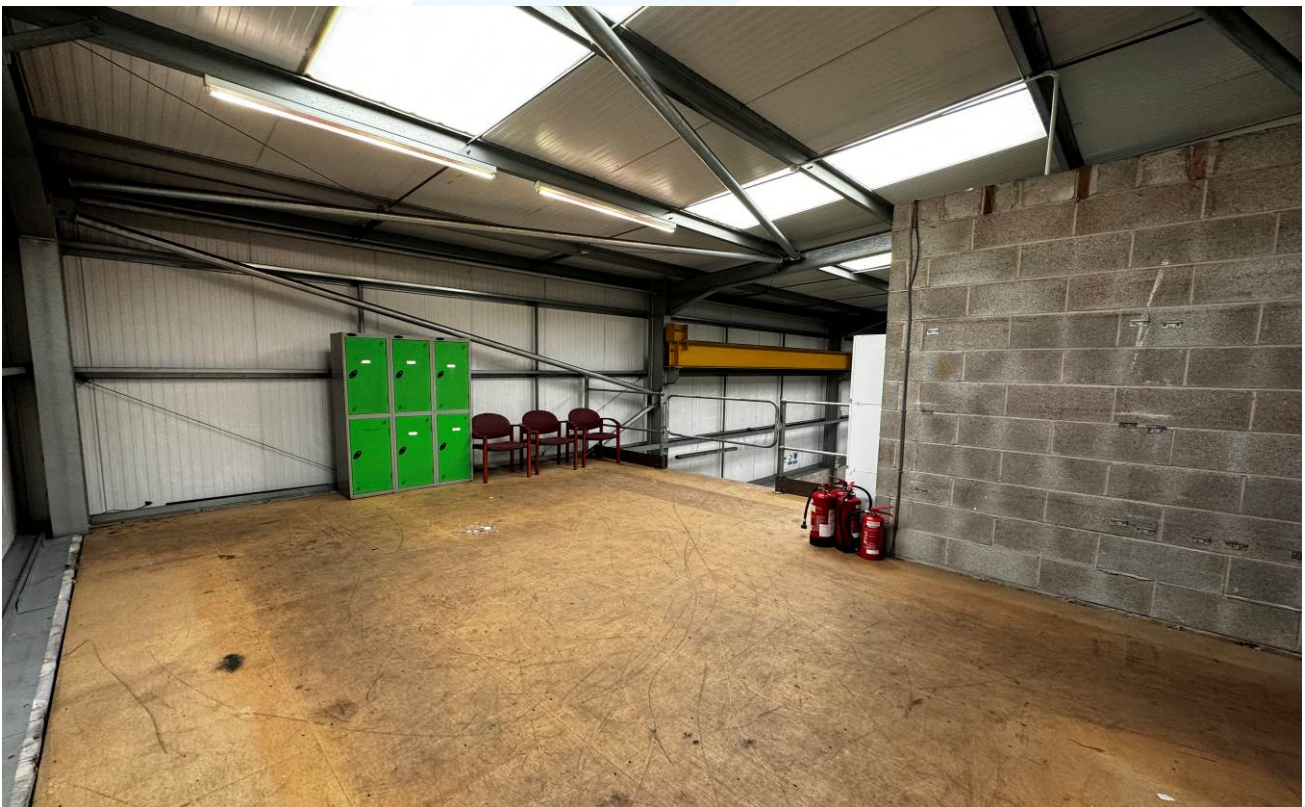


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