

FOR LEASE

9B WYREFIELDS
POULTON INDUSTRIAL ESTATE
POULTON
FY6 8JX

- OPEN PLAN BUSINESS / WORKSHOP / WAREHOUSE SPACE
- LOCATED ON POULTON INDUSTRIAL ESTATE
- CONCERTINA VEHICLE ACCESS DOOR
- PLUS PERSONNEL DOOR
- VIEWINGS RECOMMENDED
- CAR PARKING TO THE SIDE & YARD SPACE

RENT: £15,000 PER ANNUM EXC + VAT



Duxburys
Commercial

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

WYREFIELDS, POULTON INDUSTRIAL ESTATE

LOCATION

This business premises/workshop/warehouse unit occupies a convenient location within Wyrefields Business Park, off Wyrefields, Poulton Industrial Estate.

Proceed onto Poulton Business Park via Bracewell Avenue, proceed down taking your first left onto Wyrefields and left again into Wyrefields Business Park where you will find the unit to the rear of Wyrefields.

The location allows for ease of commuting into Poulton town centre and towards the M55 motorway.

DESCRIPTION

Unit 9b provides primarily open plan ground floor business/workshop/warehouse space.

The unit is accessible via personnel doors and a large concertina vehicle access/loading door.

The unit would suit a variety of uses and internal viewings are recommended by appointment.

ACCOMMODATION

Ground floor GIA: 205 sq m / 2,200 sq ft

Depth: 20m
Width: 10.3m

There is space and opportunity for a mezzanine floor to be installed by a new tenant.

All measurements are approximate.

BUSINESS RATES

TBC

EPC

TBC

LEASE DETAILS/ LEGAL FEES

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

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

We are informed that the rent is subject to (plus) 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.

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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.

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