

# FOR LEASE

**TWO ADJOINING WAREHOUSE / WORKSHOP TYPE UNITS (THAT WOULD BE CREATED FROM THE EXISTING WHOLE BUILDING)\***

**HIGH QUALITY WAREHOUSE /  
WORKSHOP UNITS  
DISLEY CLOSE  
WHITEHILLS BUSINESS PARK  
BLACKPOOL  
LANCASHIRE  
FY4 5FN**

- HIGH SPECIFICATION WAREHOUSE / WORKSHOP UNITS (THAT WOULD BE CREATED FROM THE EXISTING LARGE UNIT)
- GROUND FLOOR GROSS AREA APPROX 4,250 SQ FT – PER UNIT
- VEHICLE ACCESS / LOADING ROLLER DOOR
- 3 PHASE ELECTRIC SUPPLY\*
- INCLUDES GROUND FLOOR OFFICES, STAFF ROOM/KITCHEN, WC's ETC – TO ONE SIDE
- INCLUDES A PART MEZZANINE FLOOR – TO ONE SIDE
- NEW VEHICLE ACCESS ENTRANCE TO BE INSTALLED, OFF WHITEHILL ROAD – SUBJECT TO PLANNING
- EXCELLENT ACCESS TO M55 MOTORWAY & M6 BEYOND

**RENTS FROM: £42,500 PER ANNUM EXC + VAT\***



**Duxburys  
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# DISLEY CLOSE, ACCESSED OFF WHITEHILL ROAD, WHITEHILLS BUSINESS PARK, BLACKPOOL

## LOCATION

The warehouse / workshop units are situated on Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. Commuting options are also available to the surrounding towns of Blackpool, St Annes and Lytham.

Whitehills Business Park is an established commercial area that is occupied by numerous established businesses and national operators, car dealerships including SEAT, BMW and Honda. Travis Perkins, MKM and B&Q.

The subject building will be accessed off Whitehill Road, via a new vehicle entrance that is present going through planning permission. The building backs onto Disley Close and Honda, and next door to YESSS Electrical.

## DESCRIPTION

This Warehouse / Workshop units would comprise:

- Gross (ground floor) Internal Area approx. 4,250 sq ft. per unit\*
- One side also provides offices and staff breakout areas, kitchen etc.
- External yard / car parking areas.
- New shared vehicle access (presently going through planning) to be installed off Whitehill Road.
- Mainly open plan bay space with good eaves height.
- Internal viewing is required to view and discuss how the split of the larger existing building may work.

## ACCOMMODATION

### GROUND FLOOR EACH UNIT\*

Gross Internal Area measurements:  
Approx. 20.3m wide x 19.5m length: **4,250 sq ft.**

**Eaves Height:** 6 metres, rising to 7.3m.

**Vehicle Access & Loading Doors:** available/to be installed.

**\*Part Mezzanine Floor (storage space):** 85.8 sq m / 924 sq ft. – this would be allocated to one side and rental calculated separately.

\*Some information in the terms is subject to clarification once the proposed split has been discussed / agreed.

## SITE SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the water balancing pond. Further service charge information may apply. Details to be confirmed.

## ADDITIONAL PHOTOS

Can be viewed to the latter pages of this brochure. **These are of the building as a whole – this building is to be split into two separate units\*.**

## RATEABLE VALUE

Ratable Value and Rates Payable – To Be Assessed.

## LEASE

A new FRI lease is available with terms to be agreed.

## VAT

All prices/figures quoted are plus VAT, at the prevailing rate.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1 OR email: [adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

## LANDLORDS LEGAL FEES

The incoming tenant is to undertake to pay the Landlords legal fees, however the legal fees amount will be reimbursed to the tenant by way of a reduction on the initial rent due by the tenant, following a successful completion of the lease. These details can be further explained verbally upon request also.

## 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 or the landlord. 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. All measurements and details are approximate.



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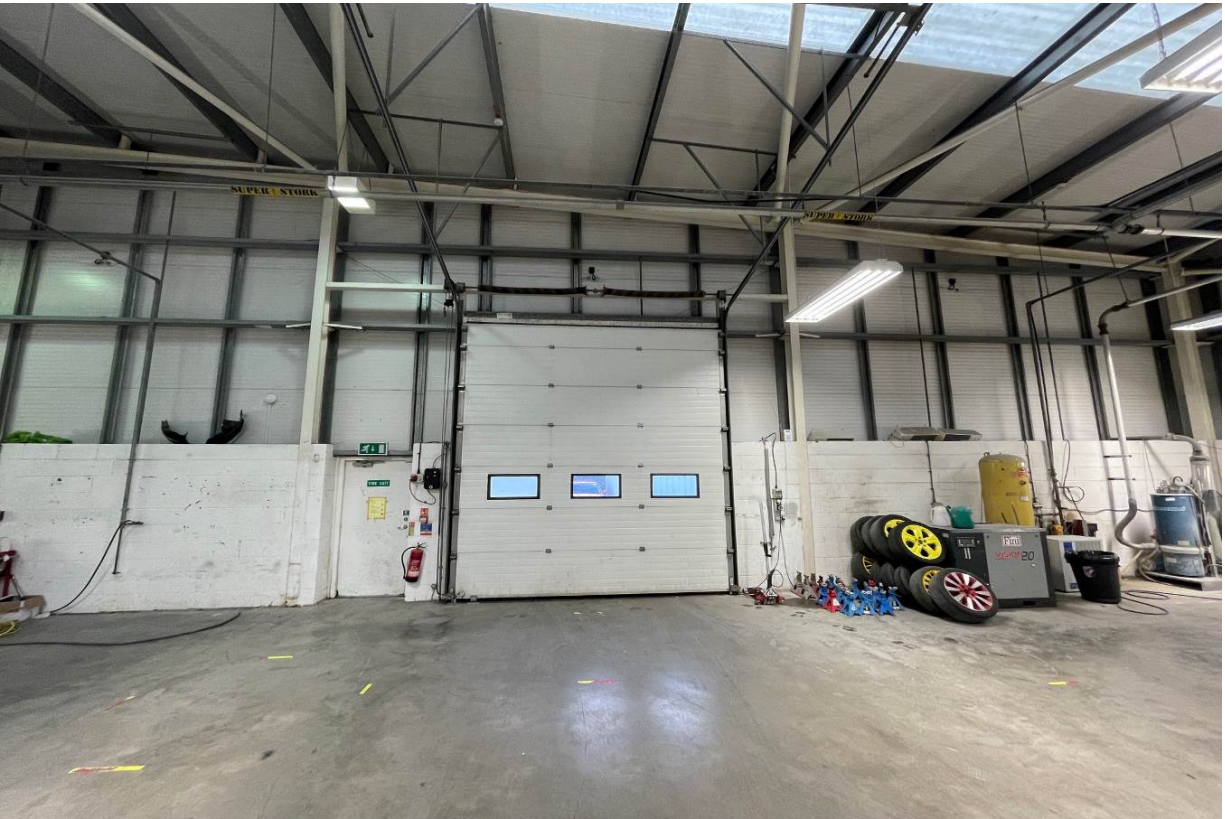
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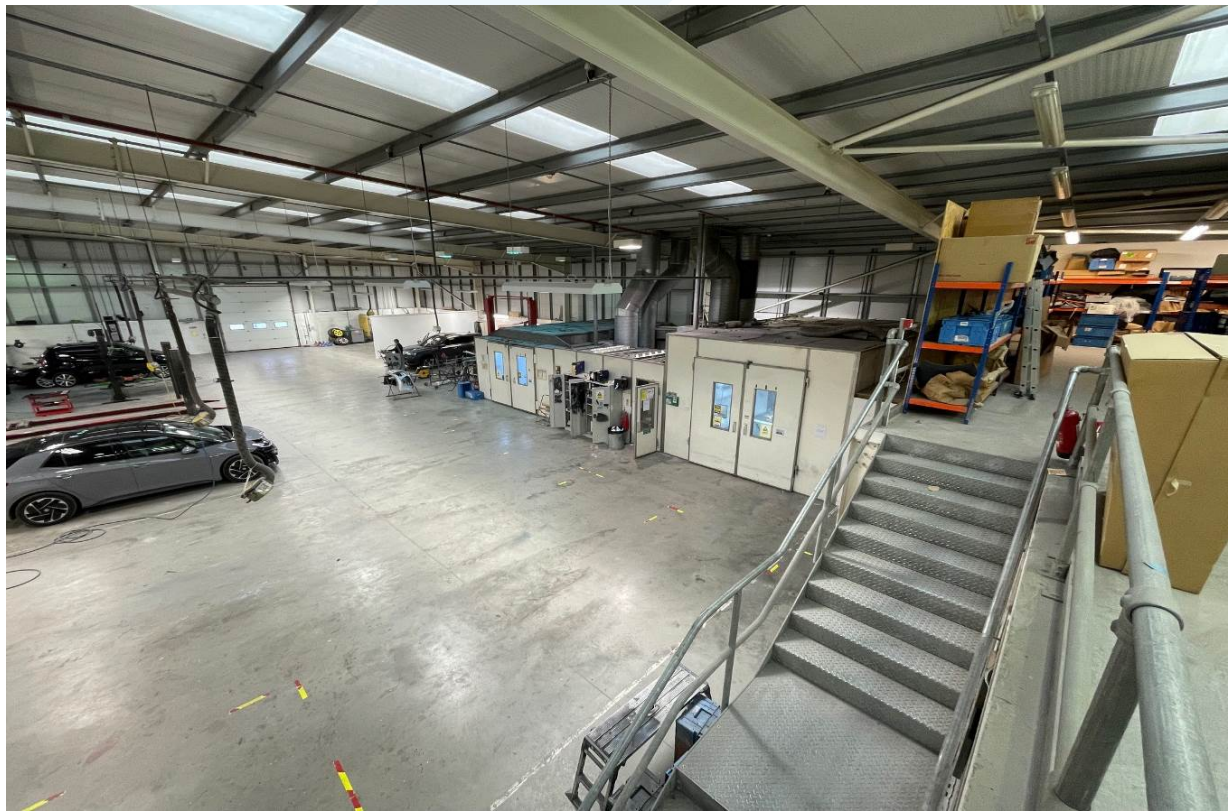
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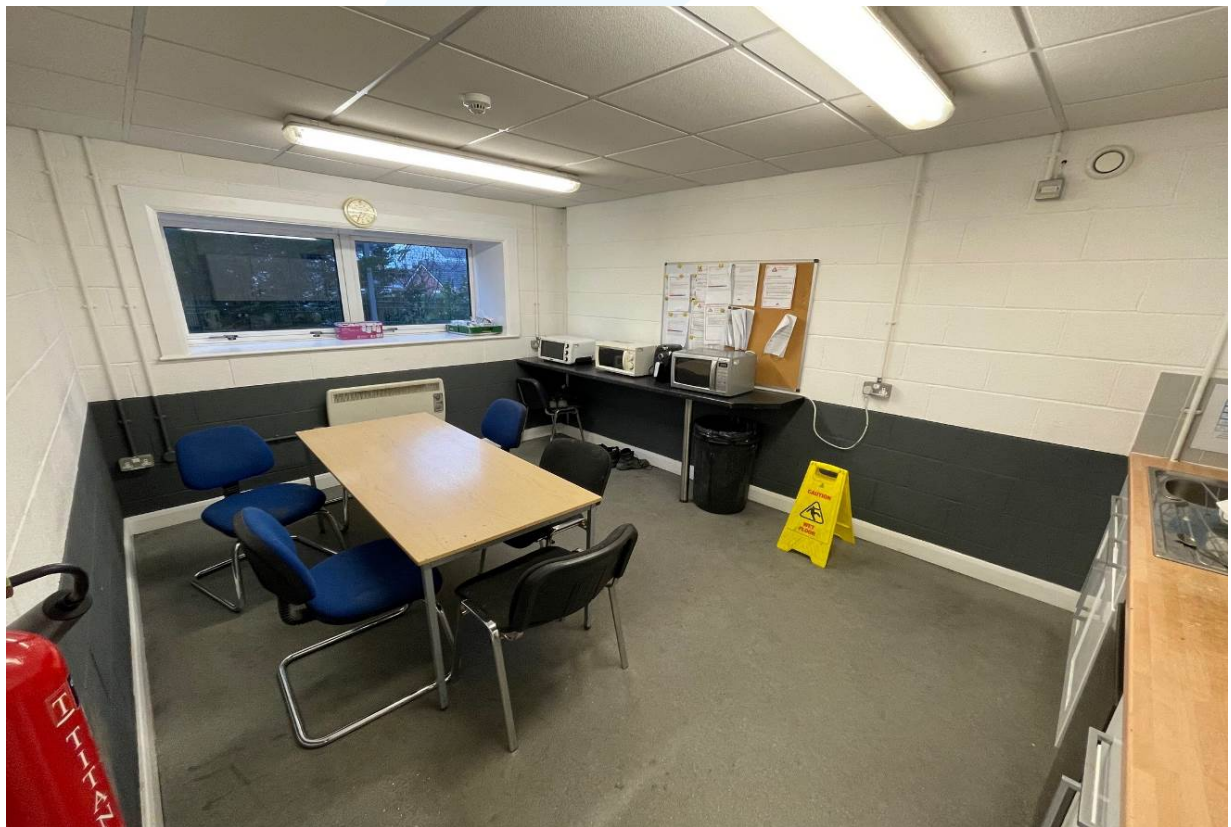
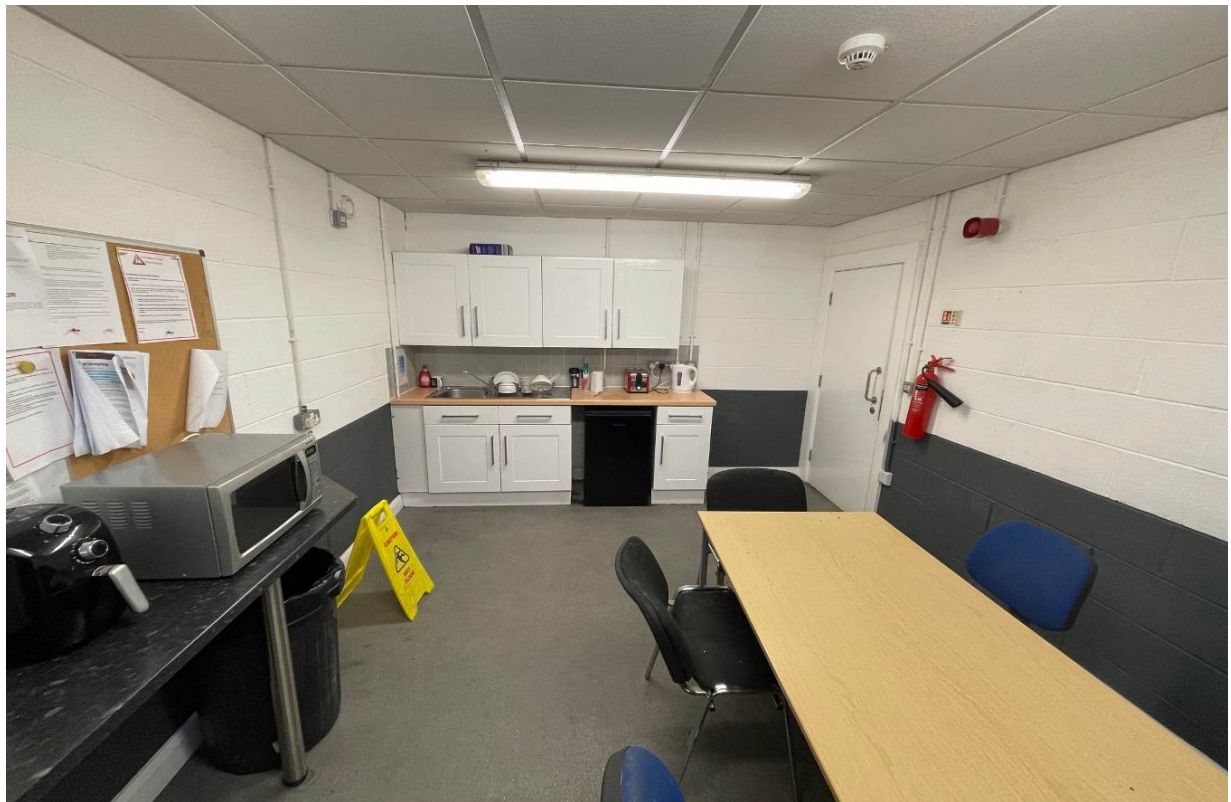
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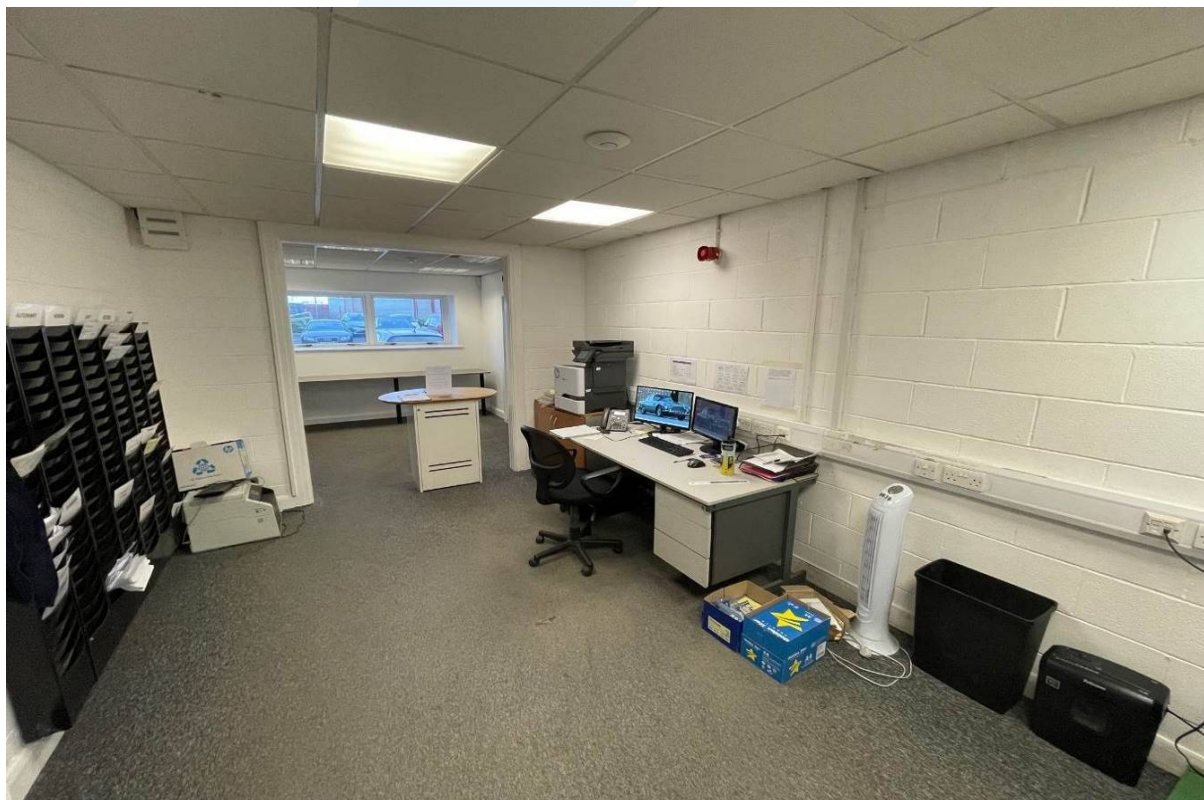
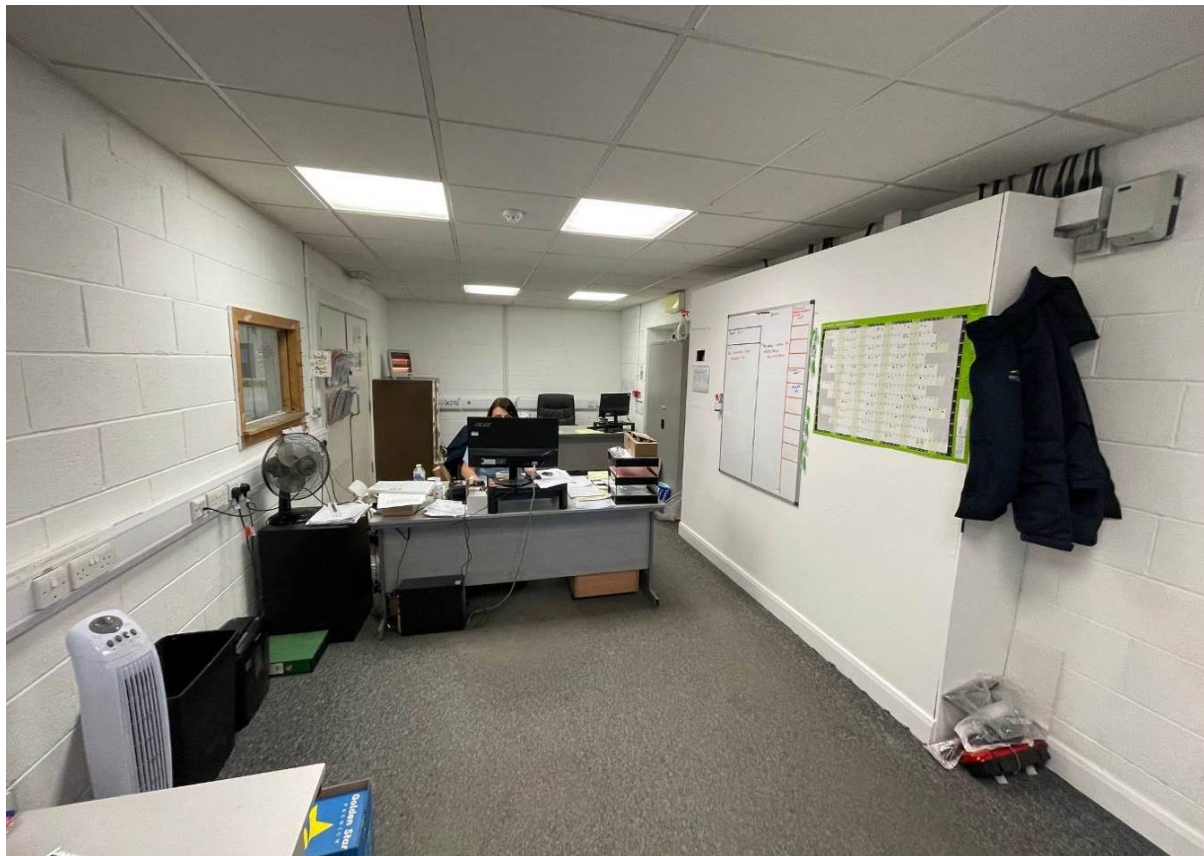
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