

TO LET

FIRST FLOOR STORAGE
1 DENHAM WAY
FLEETWOOD
LANCASHIRE
FY7 6PR

- **FIRST FLOOR STORAGE**
- **APPROXIMATE GIA: 944 SQ M / 10,160 SQ FT**
- **PALLET GATE LOADING SHARED WITH THE GROUND FLOOR**
- **LOCATED IN AN EXCELLENT POSITION IN FLEETWOOD NEXT TO SCREWFIX & TOOLSTATION**
- **CAR PARKING / LOADING AREA TO THE FRONT**

RENT: £18,000 PA EXC



Duxburys
Commercial

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

DENHAM WAY, FLEETWOOD

LOCATION

The unit is located on the outskirts of the Fylde Coast town of Fleetwood and is easily accessed off Amounderness Way. To access the unit proceed along the main arterial route, the A585, towards the mini roundabout and turn left onto Denham Way. The site can be identified by way of a "To Let" board. The unit is located next door to Toolstation.

DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market the above mentioned unit. The unit comprises of first floor/mezzanine storage space, loading for heavy goods is via a shared pallet gate and loading area with the ground floor tenant. The unit also benefits from WC facilities and office accommodation.

To the front of the unit is a yard area with shared car parking and shared loading facilities.

The unit would suit various uses subject to planning permission and all enquiries are welcome. The accommodation is mainly open plan.

ACCOMMODATION

Approximate GIA: 944 SQ M / 10,160 SQ FT

Shared ground floor loading bay
External shared car parking/loading

All measurements are approximate

BUSINESS RATES

To be assessed

LEASE DETAILS/ LEGAL FEES

A new effective FRI lease is available with terms to be agreed by negotiation. The ingoing tenant is responsible for the landlords legal fees incurred in this transaction.

The lease is be drawn outside of the Landlord & Tenant Act 1954 Part 2.

EPC

TBC

SERVICE CHARGE

TBC

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

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.
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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.

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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