

TO LET

MAY SPLIT

FIRST FLOOR OFFICES
UNIT 6 WAREHAM ROAD
REAR OF 130 MOWBRAY DRIVE
BLACKPOOL
LANCASHIRE
FY3 7UN

- FIRST FLOOR OFFICES
- MAINLY OPEN PLAN OFFICE SPACE
- WOULD SUIT A VARIETY OF BUSINESSES STPP
- LOCATED IN NORTH BLACKPOOL, CLOSE TO BLACKPOOL TOWN CENTRE
- APPROXIMATELY 3 CAR PARKING SPACES
- TOTAL NIA 2,732 SQ FT

RENT: £12,000 PER ANNUM EXCLUSIVE



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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FIRST FLOOR OFFICES, MOWBRAY DRIVE

LOCATION

Office space occupying a convenient location off Mowbray Drive. Proceed along Mowbray Drive and the offices can be found on Wareham Road. The office space is located at first floor level. Ease of commuting is available from Mowbray Drive into neighbouring areas of Blackpool and Blackpool town centre.

DESCRIPTION

The offices occupy a first-floor position in a two-storey building. The office accommodation provides spacious and mainly open plan accommodation and is accessed from the front of the building via the gym. There is also an entrance to the rear. The building benefits from approximately three car parking spaces to the front forecourt. The units would suit various uses subject to planning permission. The offices are of various sizes and are available as a whole but may split into smaller suites. The offices benefit from electric heating. They also have WC facilities and a kitchen area.

ACCOMMODATION

Front suite:

Office: 148.9

Office with kitchen: 219.1

Office: 87.9

Middle suite:

Kitchen/ office: 244.4

Office: 253.9

Rear suite:

Office: 648.7

Waiting area/ offices: 314.8

Office: 197.9

Office: 197

Office: 217.3

Office: 109.6

Office: 97.1

Total: 2,732 sq ft

BUSINESS RATES

TBA (awaiting further information).

LEASE / LEGAL FEES

The incoming tenant is to be responsible for the landlord's reasonable legal fees incurred in the transaction.

A new effective FRI lease is available with terms to be negotiated.

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

SERVICE CHARGE

A service charge may be applicable for communal charges.

RATEABLE VALUE

To be assessed.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

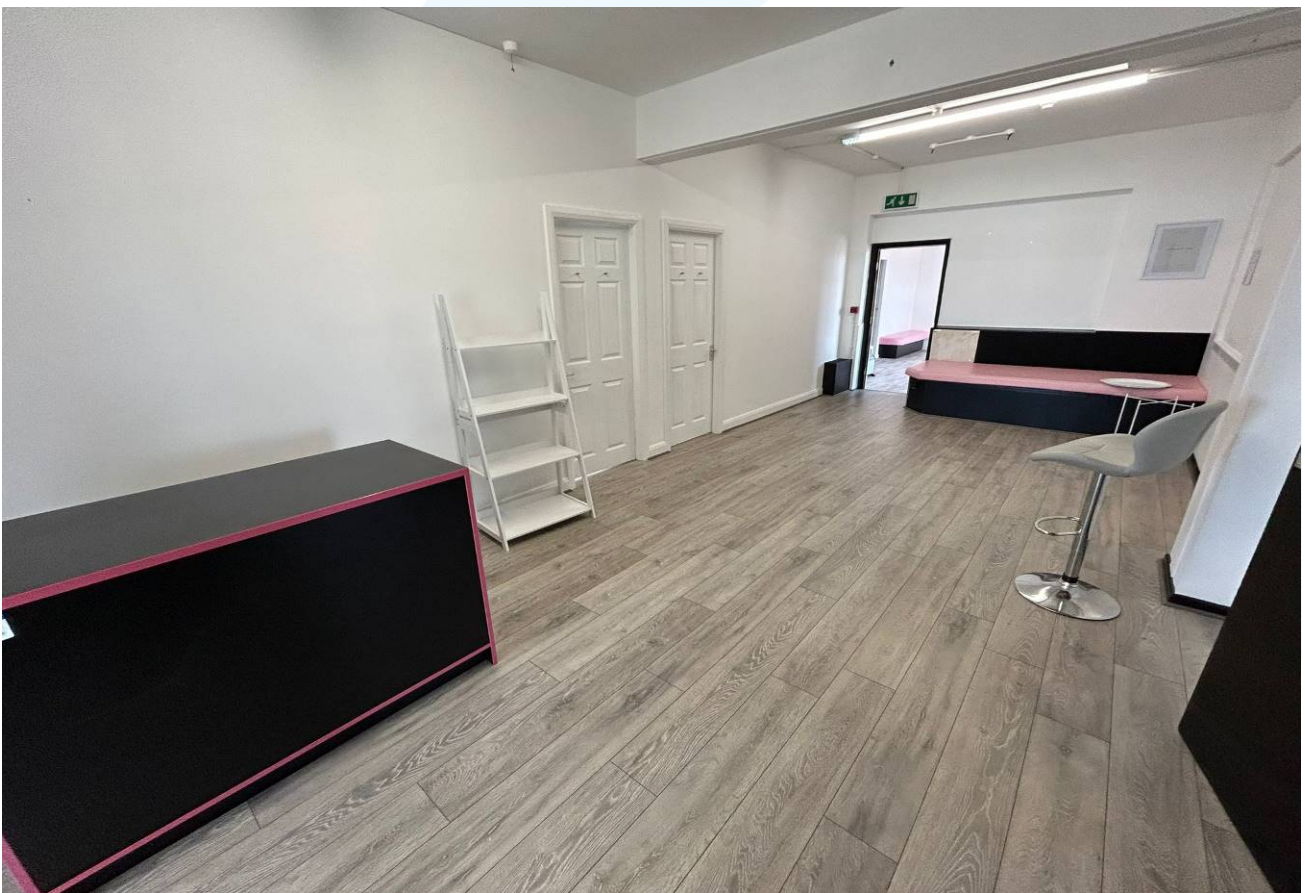
Disclaimer

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