

FOR LEASE

NEW BUILD UNIT(S)

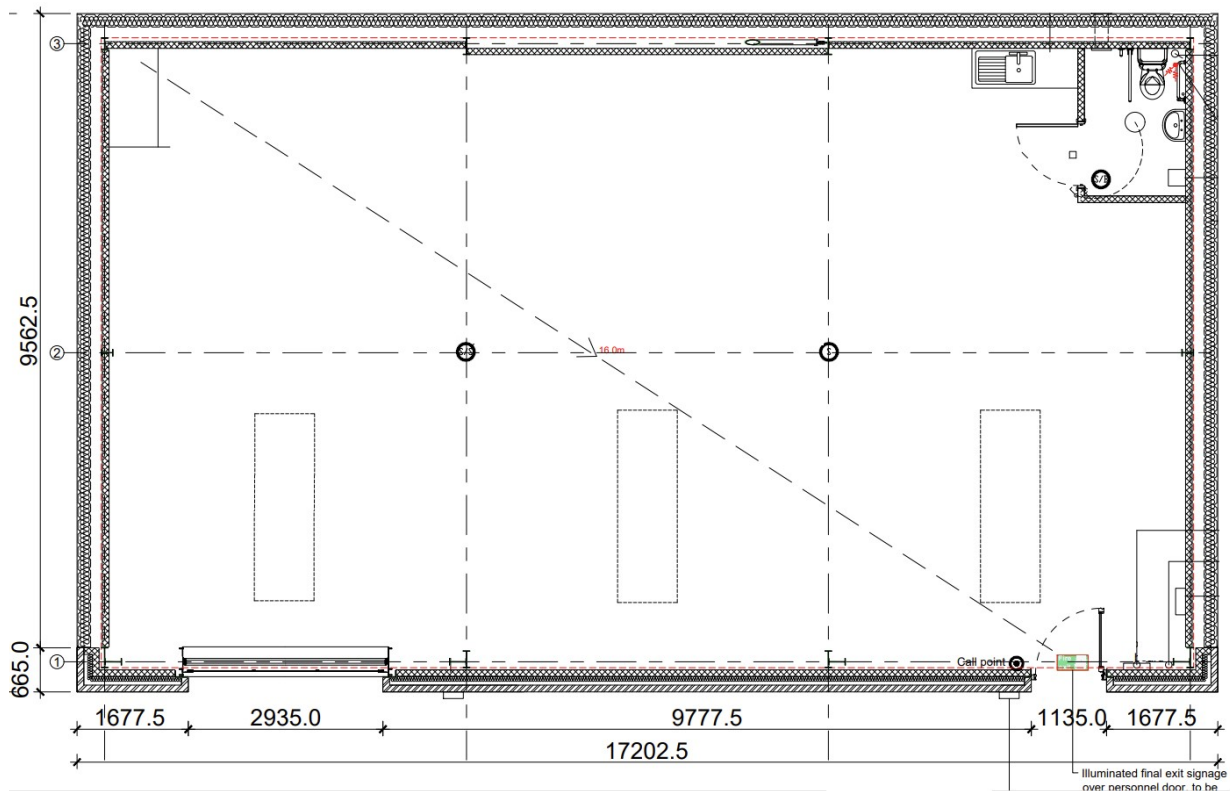
AVAILABLE APPROX. JULY / AUGUST 2024

UNIT 5A
THE WHEELER HUB
TUSCAN WAY (OFF BRISTOL AVENUE)
BISPHAM
BLACKPOOL
FY2 0FH

- HIGH QUALITY NEW BUILD BUSINESS UNITS
- LOCATED OFF BRISTOL AVENUE, BISPHAM
- GIA: 1,700 SQ FT APPROX.
- TO INCLUDE WC & KITCHENETTE
- UNIT WILL ALSO BENEFIT FROM ROLLER SHUTTER AND PERSONNEL DOOR
- APPROX. 4 PARKING SPACES TO THE FRONT OF THE UNIT
- FULL SPECIFICATION TO BECOME CLEAR TOWARDS THE END OF THE BUILD PERIOD

RENT: £15,000 PER ANNUM + VAT

(PLUS SITE SERVICE CHARGE, GROUND RENT & BUILDINGS INSURANCE)



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

TUSCAN WAY, BLACKPOOL

LOCATION

The Wheeler Hub is located off Bristol Avenue within the Bispham area of Blackpool. Main arterial routes are nearby to include Faraday Way, Moor Park Avenue and Bispham Road. This is a sought after trading location in a highly visible position. The subject units front onto Tuscan Way.

DESCRIPTION

The units will provide:

- Mains 3 Phase electric
- Approx. 4 car parking spaces to the front
- space for loading
- Open plan workspace
- Roller shutter and personnel access door
- WC with wash hand basin
- Kitchenette

Once constructed, internal viewing will be highly recommended.

Registration of initial interest is available now.

ACCOMMODATION

Ground floor GIA: 1,700 sq ft

Approximate measurements.

RATEABLE VALUE

TBC

ADDITIONAL PHOTOS

External plot photos are available overleaf.

LEASE / LEGAL COSTS

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

EPC RATING

TBC

VAT

All prices quoted are subject to VAT at the prevailing rate.

SERVICE CHARGE / GROUND RENT / BUILDINGS INSURANCE

TBC

VIEWING ARRANGEMENTS

Parties are free to visit the site themselves and inspect from the roadside.

To register interest call 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.

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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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