

FOR LEASE

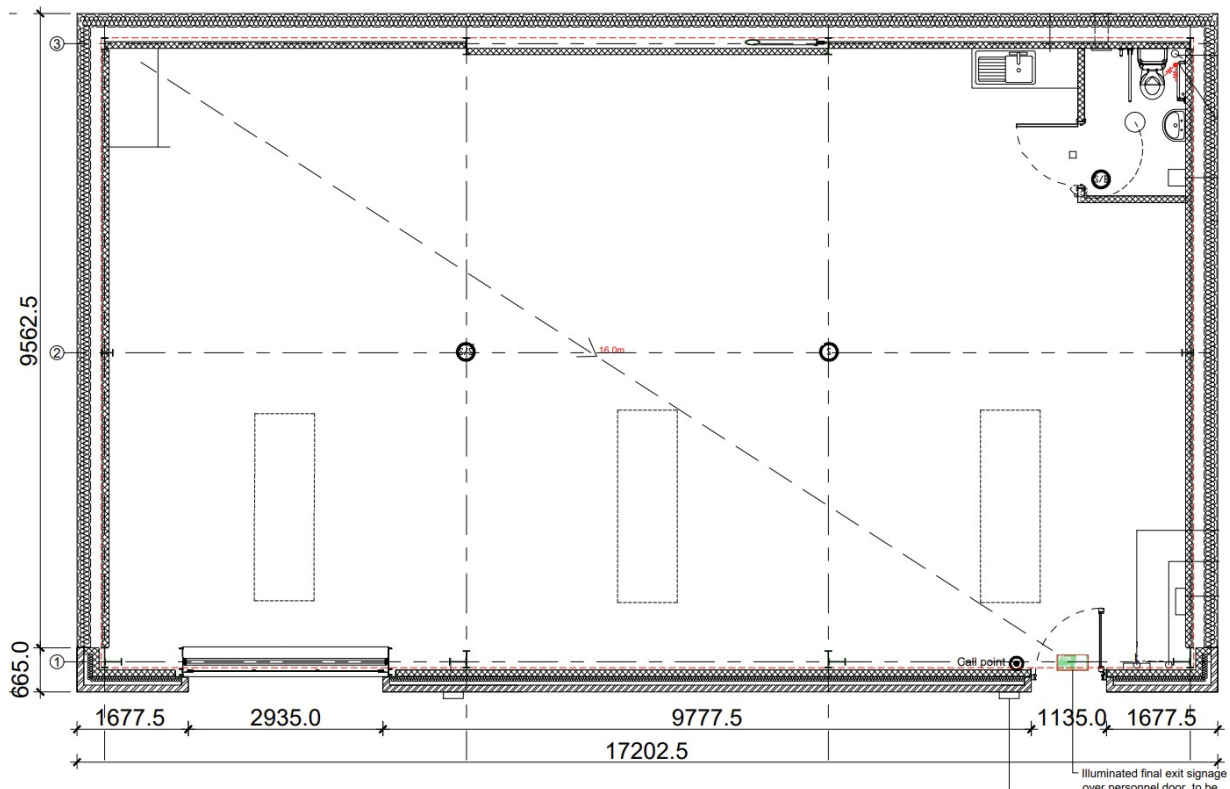
NEW BUILD UNIT(S)

AVAILABLE APPROX. JULY / AUGUST 2024

UNIT(S) 5A, B & C
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. – PER UNIT
- 3,400 – 5,100 SQ FT FOR 2 OR 3 UNITS TOGETHER
- AVAILABLE AS SINGLE OR MULTIPLES
- TO INCLUDE WC & KITCHENETTES
- UNITS WILL ALSO BENEFIT FROM ROLLER SHUTTERS AND PERSONNEL DOORS
- 16 PARKING SPACES SHARED BETWEEN ALL 3 UNITS
- FULL SPECIFICATION TO BECOME CLEAR TOWARDS THE END OF THE BUILD PERIOD

RENT: £15,000 - £45,000 PER ANNUM + VAT
(PLUS SITE SERVICE CHARGE, GROUND RENT & BUILDINGS INSURANCE)



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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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
- 16 car parking spaces shared between all 3 units
- 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

Unit no:	Size: (Sq Ft)	Rent: (PA EXC)
5a	1,700	£15,000
5b	1,700	£15,000
5c	1,700	£15,000

Plus VAT.

All measurements are approximate.

RATEABLE VALUE(S)

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

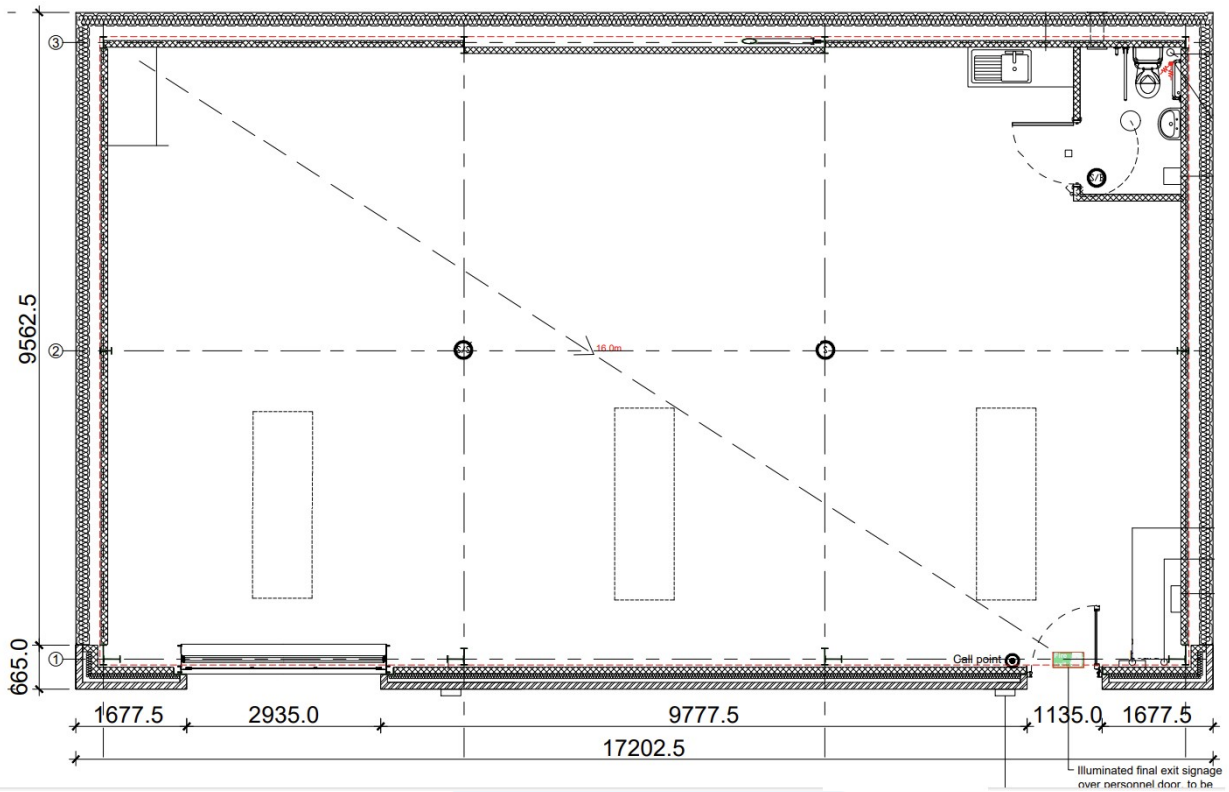
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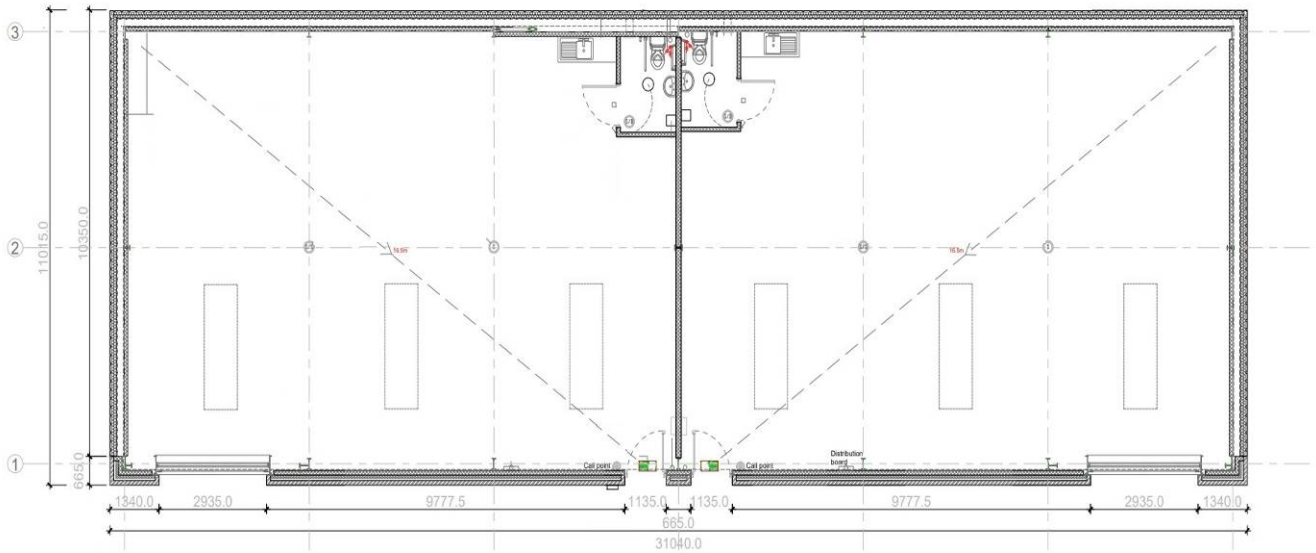
Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

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 - (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.
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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.





Unit A



Units B & C

Not to scale. Plans are for guidance purposes only and should not be relied upon solely.

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