

FOR LEASE

EXCELLENT WORKSHOP / BUSINESS UNIT WITH CAR PARKING AND LOADING SPACE

UNIT 14
WOODSIDE
WHITEHILLS BUSINESS PARK
BLACKPOOL
FY4 5PL

- PRIME WORKSHOP / STORAGE UNIT
- LOCATED ON WHITEHILLS BUSINESS PARK
- GROUND FLOOR GIA 2,000 SQ FT
- PLUS MEZZANINE FLOOR: c. 730 SQ FT
- TOTAL GIA: 2,730 SQ FT
- PLUS ADDITIONAL MEZZ. STORAGE SPACE
- CAR PARKING TO THE FRONT OF THE UNIT
- HIGH ROLLER SHUTTER DOOR TO THE FRONT FOR LOADING
- PLUS, PERSONNEL DOOR ACCESS
- INTERNAL VIEWING IS HIGHLY RECOMMENDED

RENT: £19,500 PA + VAT (EXCLUSIVE)



Duxburys
Commercial

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

WOODSIDE, WHITEHILLS

LOCATION

Woodside is located behind the B&Q superstore on Whitehills Business Park. Whitehills Business Park is accessed off the Preston New Road/Annes Way roundabout by proceeding past B&Q onto Hallam Way. Ease of commuting is available to surrounding towns to include Lytham St Annes and Blackpool and to the M55 at junction 4. At the mini roundabout turn right onto Brooklands Way. Take the first right onto Dugdales Close then take the first left onto Thompson Road. Proceed down Thompson Road to the T junction. Turn right onto Woodside, proceed to the end and the entrance to the subject units will be to your left. Proceed to the bottom of the cul-de-sac and the units are directly in front of you.

DESCRIPTION

The property comprises of open plan workshop / light industrial space and also benefits from having office space. To the front of the property there is a high roller shutter door for loading and vehicle access, a personal door and a frontage providing off road parking.

Unit 14 is presently being used combined with Unit 15, (adjoining unit) but can be separated and become a self contained unit.

Eaves height approximately 6.1metres.

Internal viewing is highly recommended via prior appointment.

ACCOMMODATION

Ground Floor GIA 2,000 sq ft.
Mezzanine Floor: 730 sq ft.
Total GIA: 2,730 SQ FT

Plus, additional mezzanine storage over the ground floor offices: 290 sq ft.

BUSINESS RATES

TBC

LEASE DETAILS/ LEGAL FEES

A new FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlords reasonable legal fees incurred in the transaction. Quote to be provided.

EPC

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 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

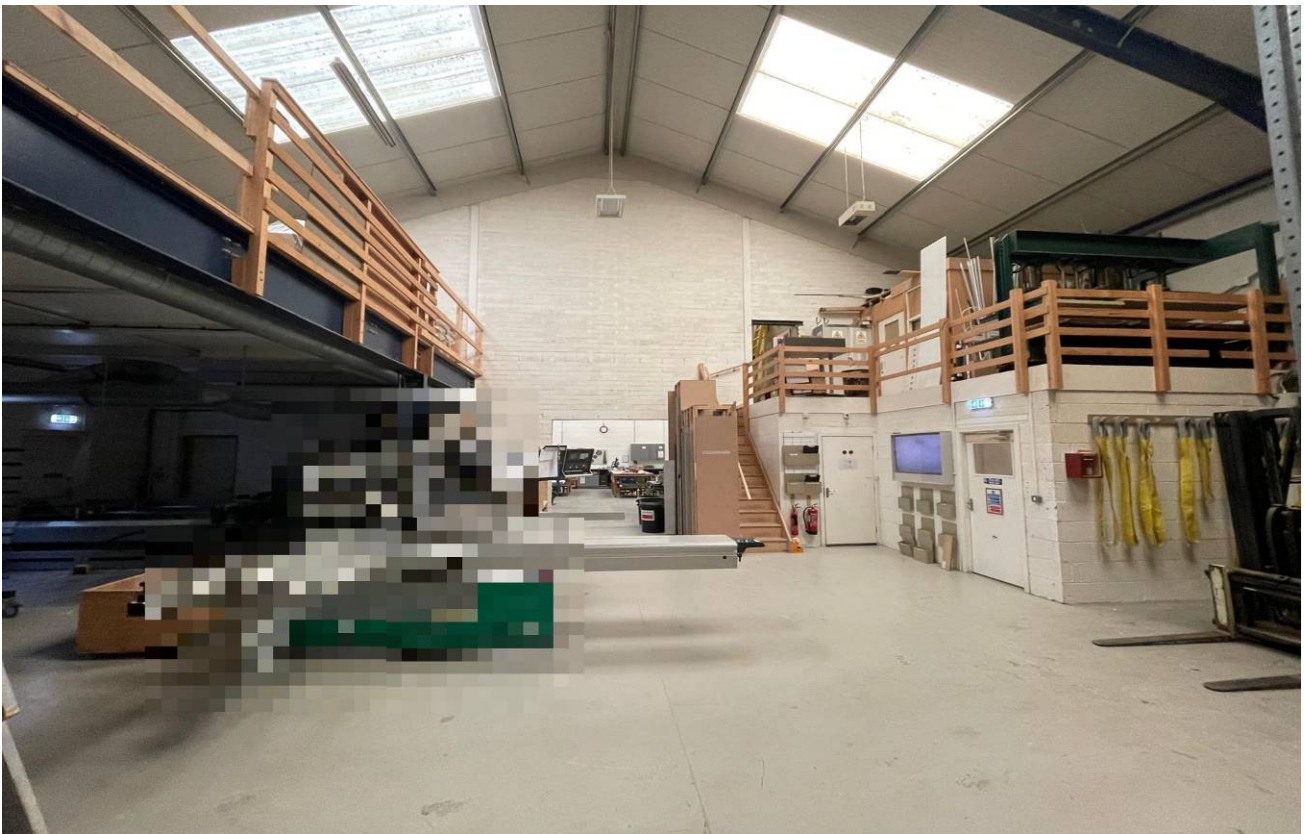
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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.



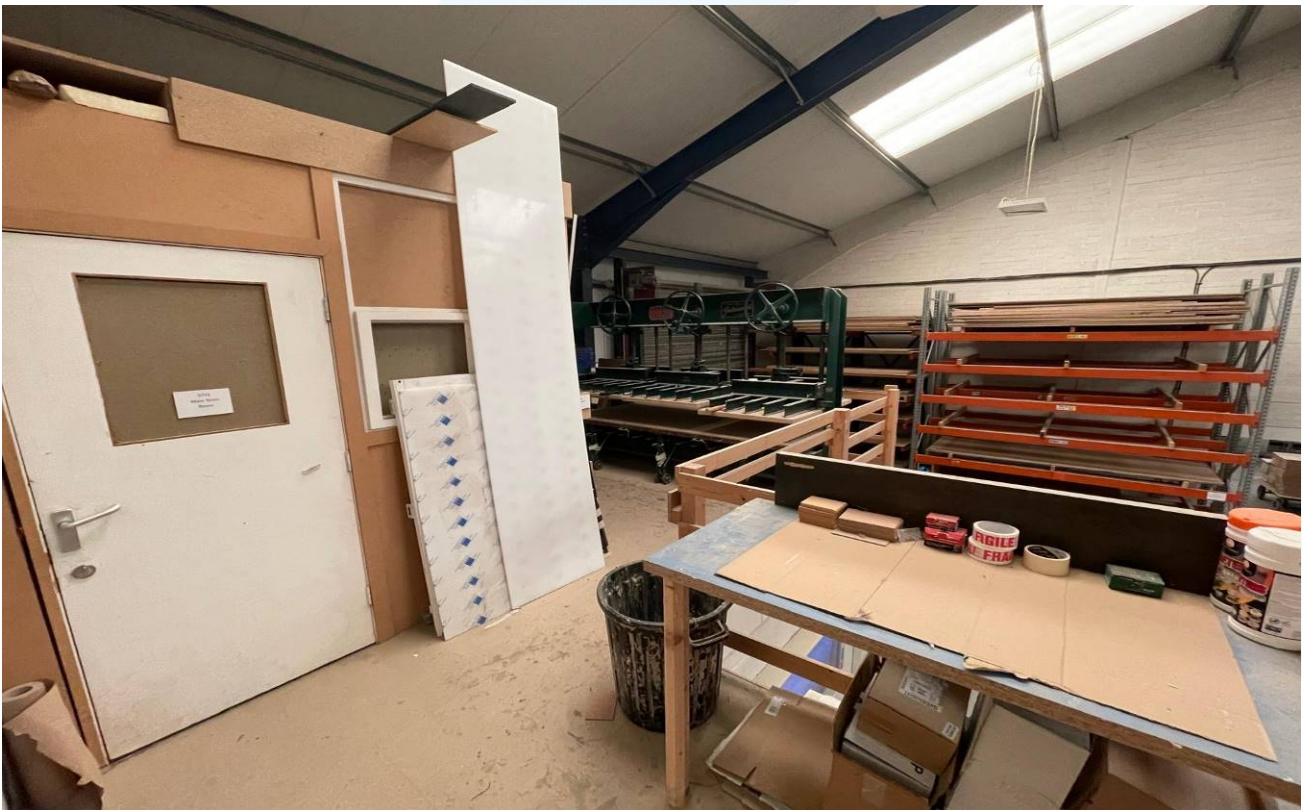


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