

FOR SALE/ TO LET

MAY SPLIT ON A FLOOR BY FLOOR BASIS

**PEEL HOUSE
UNIT 6 WHITEHILLS DRIVE
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5LW**

- HIGH SPECIFICATION OFFICES
- MODERN OPEN PLAN SPACE
- PRESTIGIOUS BUSINESS PARK LOCATION
- COMFORT COOLING, BOARD ROOM, CCTV, LIFT
- SITUATED CLOSE TO THE M55
- ON SITE CAR PARKING FOR APPROX 13 VEHICLES
- NIA: APPROX 4,230 SQ FT

**SALE PRICE: OFFERS OVER £470,000 EXCLUSIVE
TO LET: £47,000 PER ANNUM EXCLUSIVE**



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

WHITEHILLS BUSINESS PARK, BLACKPOOL

LOCATION

This office building is situated in Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. The development itself is accessed off a major roundabout off which B&Q warehouse and Premier Inn Hotel are situated. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW and Honda. The site offers a selection of office and industrial space.

DESCRIPTION

The unit provides open plan, modern spacious accommodation over the ground and first floors. The offices benefit from comfort cooling providing air conditioning and heating, suspended ceilings and carpets, perimeter trunking and telephone points. The ground floor reception area is impressive and benefits from marble flooring, access to the boardroom and lift facility. The WC facilities are situated to the first floor along with the fitted kitchen; there is a disabled WC on the ground floor. Other features include fire and burglar alarms, protective anti-glare windows, and CCTV surveillance and key fob entry system.

ACCOMMODATION

Ground Floor NIA: Approx 1700 sq ft

Ground Floor Board Room: Approx 230 sq ft

First Floor: NIA: Approx 2300 sq ft

TENURE

To be confirmed.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred during the transaction.

LEGAL FEES

A new FRI lease is available with terms to be agreed.

VAT

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

SITE SERVICE CHARGE

Details to be confirmed.

RATEABLE VALUE

2023 RV: £39,000

EPC

Rating B (48)

Cert No: 0271-3963- 7446- 2119- 4711

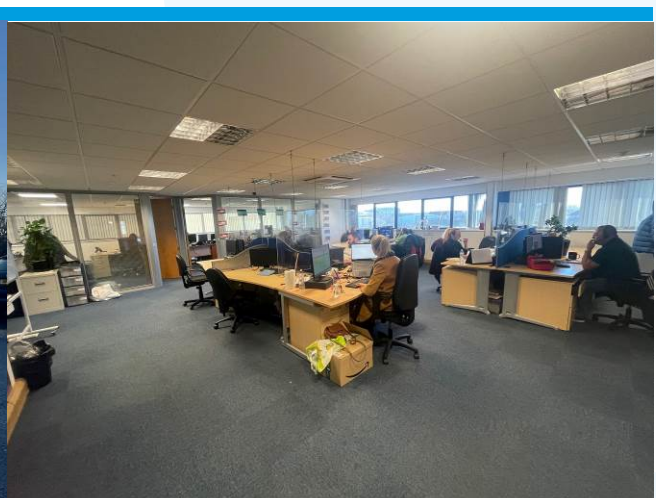
Expires 8th November 2032

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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.



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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) 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.



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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) 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.