

# FOR LEASE

UNIT 2  
TURING COURT  
HAWKING PLACE  
BISPHAM  
LANCASHIRE  
FY2 0QW

- NEW INDUSTRIAL/BUSINESS UNIT
- HIGH SPECIFICATION BUILD
- MEZZANINE FLOOR
- TOTAL GIA 2,862 SQ FT
- EXCELLENT LOCATION IN BLACKPOOL
- EASE OF ACCESS TO M55 AND BLACKPOOL/  
CLEVELEYS TOWN CENTRES
- WOULD SUIT VARIOUS USES STPP

**RENT: £23,000 PA EXC**



**Duxburys**  
Commercial

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# HAWKING PLACE, BISPHAM

## LOCATION

Hawking Place is located within the Blackpool Technology Park area of Bispham, Blackpool. The location can be accessed via Moor Park Avenue, continuing onto Faraday Way and turning left at the mini roundabout into Hawking Place. Proceed along Hawking Place where the land can be found on the left hand side of the cul-de-sac. The land is located adjacent to the Royal Mail Building.

In the opposite direction Faraday Way can also be accessed via Norcross Lane/ Warren Drive, proceed down Faraday Way past the Royal Mail Building on the right hand side and at the mini roundabout turn right into Hawking Place.

The land lies approximately 5 miles to the north of junction 4 and approximately 8 miles of junction 3 of the M55. The M55 connects directly onto the M6 motorway at junction 32. Ease of commuting is available into Blackpool town centre, with Bispham town centre approximately 1 mile to the west and with Poulton Le Fylde and Thornton Cleveleys within driving distance.

## DESCRIPTION

This industrial/business unit is of high specification in a modern design with electric loading doors and personal door access. The unit also benefits from a mezzanine floor, lighting, a WC, kitchenette, 3 phase electricity, Fibre, 5 KW solar array and an EV Charger point. Full plans are available on request.

## ACCOMMODATION

Ground Floor – 2,286 Sq Ft  
First Floor Mezzanine – 575 Sq Ft

**Total GIA – 2,862 Sq Ft**

## PLANNING

The units would suit various uses subject to planning permission and all enquiries should be made directly to Blackpool Council. No warranties in relation to planning permission are given by the agents.

## LEASE /LEGAL FEES

A new full repairing and insuring lease is available with terms to be agreed by negotiation. All reasonable legal fees are to be paid by the incoming tenant.

## SERVICE CHARGE

Full details to be confirmed.

## VAT

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

## EPC

To be assessed.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### 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

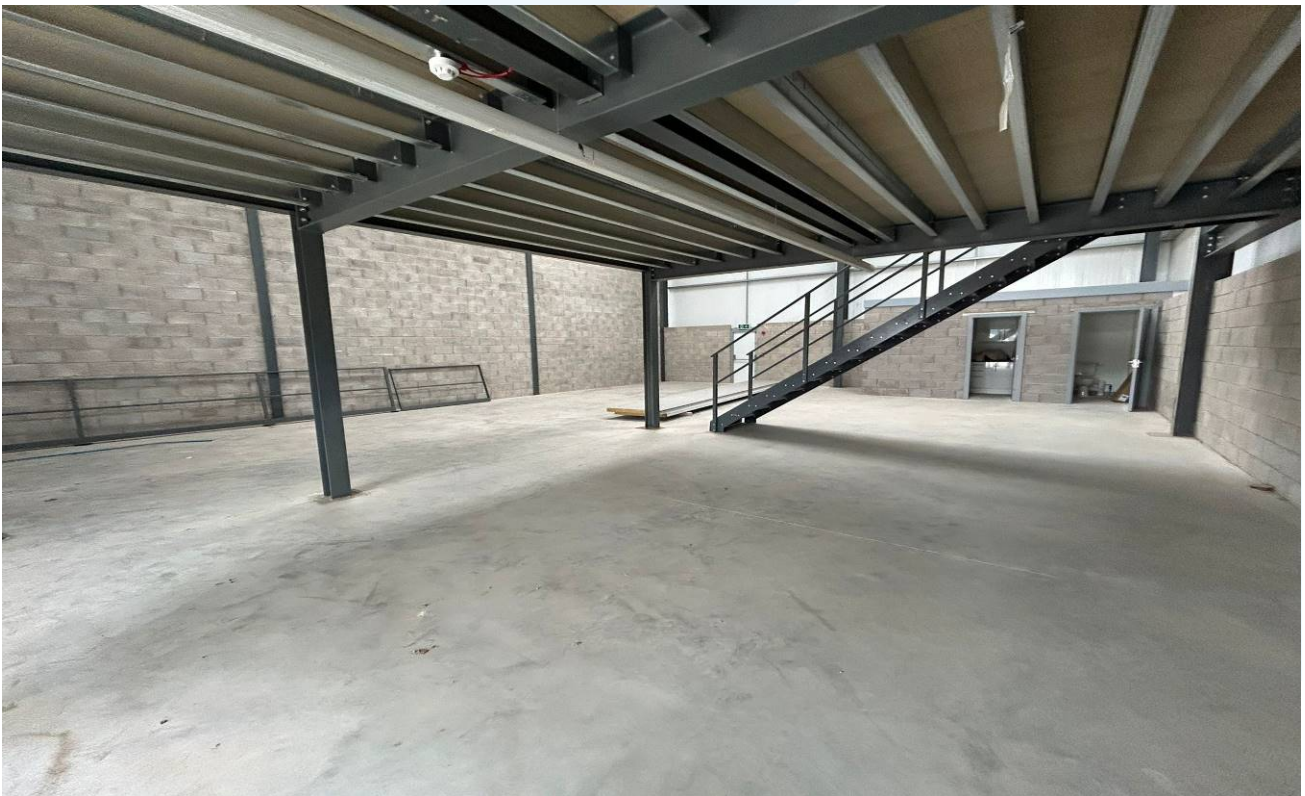
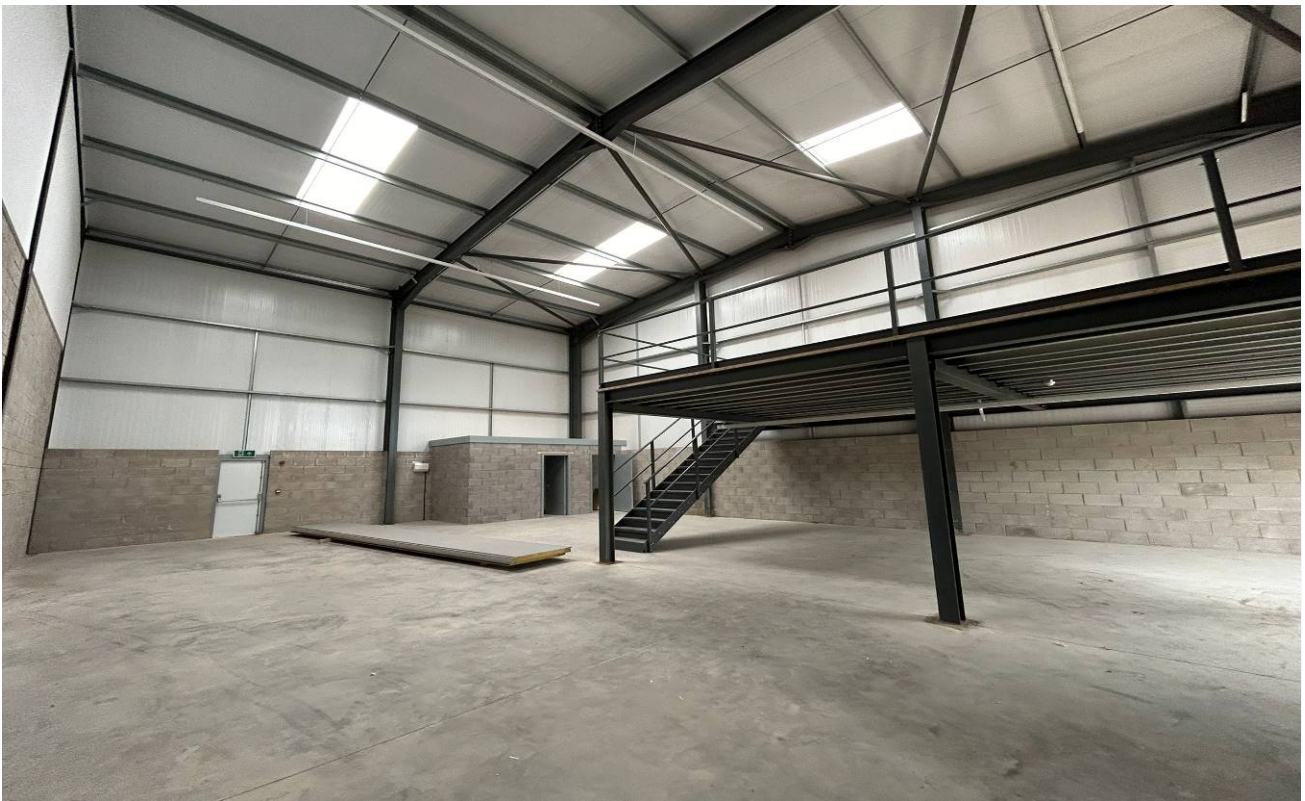
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