

FOR LEASE

UNIT 3 LYNX HOUSE
FORMER WARBURTONS SITE
BRINWELL ROAD
OFF CORNFORD ROAD
BLACKPOOL
FY4 4QU

- LIGHT INDUSTRIAL UNIT
- TOTAL GIA: 1,008 SQ FT
- ROLLER SHUTTER DOOR AND PERSONNEL DOOR
- CLOSE TO M55 MOTORWAY
- AVAILABLE FROM 1ST JULY 2024
- VIEWINGS ESSENTIAL

RENTAL: £8,064 PER ANNUM +VAT



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

BRINWELL ROAD, BLACKPOOL

LOCATION

Lynx House is located off Cornford Road, Blackpool and is a prime distribution location with easy access to junction 4 of the M55 (1 mile). Other nearby occupiers include Glasdon Group, Matalan, Next and Tesco Extra.

DESCRIPTION

A recently redeveloped business park consisting of various sized industrial units. The unit is suitable for various uses subject to planning permission, including storage and distribution. The unit provides excellent loading facilities and benefits from 3 phase electricity, electric roller shutter door, personal access door, WC and hot water.

There is car parking available to the front, viewings are essential.

ACCOMMODATION

Total GIA: 1,008 Sq. Ft

EPC

EPC Rating: To be confirmed.

RATEABLE VALUE

2023 RV: £4,750.00

This is not the amount payable but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants. Contact Blackpool Council for further information.

LEASE / LEGAL FEES

A new FRI lease is available with terms to be agreed by negotiation. Building Insurance is £300 per annum The ingoing tenant is responsible for all legal fees incurred during this transaction.

VIEWINGS

Via prior appointment through Duxburys Commercial on 01253 316919 Option 1 or email: adam@duxburyscommercial.co.uk

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 exclusive of VAT but are subject to VAT at the prevailing rate

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;

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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.





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