

# TO LET

**UNIT 3 FURNESS DRIVE  
POULTON BUSINESS PARK  
POULTON LE FYLDE  
LANCASHIRE  
FY6 8JS**

- OPEN PLAN LIGHT INDUSTRIAL UNIT
- LOADING DOOR & PERSONNEL DOOR
- CAR PARKING TO FRONT
- WOULD SUIT A VARIETY OF USES (STPP)
- GROSS INTERNAL AREA: APPROX 6250 SQ FT
- WEALTH OF PASSING TRADE
- EASILY ACCESSIBLE POSITION
- BUSY BUSINESS PARK LOCATION

**RENTAL: £28,500 PER ANNUM EXCLUSIVE**



**Duxburys  
Commercial**

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# FURNESS DRIVE, POULTON LE FYLDE

## LOCATION

This light industrial, warehouse/workshop unit occupies a convenient location on Poulton Business Park. It is ideally located on Furness Drive and allows ease of commuting throughout the business park and towards the town of Poulton Le Fylde. Ease of commuting is also available towards the M55 which connects onto the M6 motorway.

## DESCRIPTION

The unit comprises:

- Warehouse
- Vehicle access/loading door
- Car parking to the front
- Personnel access door
- Highly visible location
- Wealth of passing pedestrian and vehicle trade
- Would suit a variety of uses subject to planning consent.

Internal viewings are recommended by prior appointment.

## ACCOMMODATION

GIA 6250 SQ FT

(Approximate measurements)

## EPC

Energy rating: D

Valid until: 22 March 2030

Certificate number: 0620-0530-5382-4797-4002

## LEASE / LEGAL COSTS

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

## VAT

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

## RATEABLE VALUE

To be confirmed.

## 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.

## PLANNING

Available upon request. 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.

## VIEWING ARRANGEMENTS

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

## Disclaimer

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