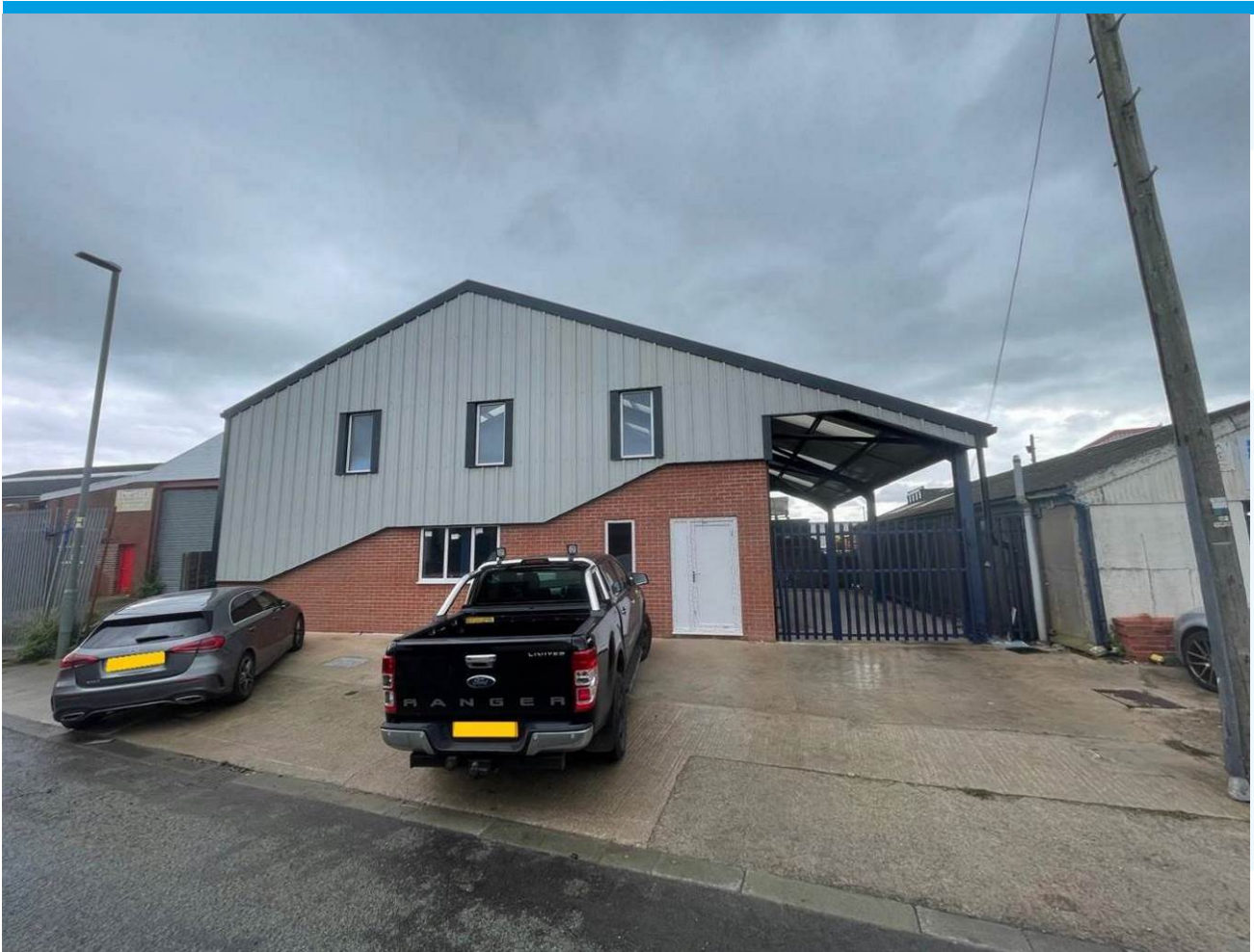


FOR LEASE

UNIT 13 (ADJACENT TO E.M.R.)
BROOKSIDE
RED MARSH INDUSTRIAL ESTATE
THORNTON CLEVELEYS
LANCASHIRE
FY5 4HP

- NEW BUILD INDUSTRIAL UNIT
- GIA APPROX 2,800 SQ FT
- OPEN PLAN GROUND FLOOR WITH MEZZANINE
- ROLLER SHUTTER DOOR AND GATED LOADING BAY
- PARKING TO THE FRONT
- CONVENIENT LOCATION ON BROOKSIDE
- WEALTH OF PASSING TRADE

RENT: £16,500 PA EXC



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

BROOKSIDE, RED MARSH INDUSTRIAL ESTATE

LOCATION

This unit occupies a convenient and easily accessed position on Brookside, just off Holly Road and Red Marsh Drive on Red Marsh Industrial Estate, Thornton, Lancashire.

Red Marsh Industrial Estate is a major industrial estate within the north area of the Fylde Coast. The site is accessed off Heys Street and Holly Road.

Ease of commuting is available into the town of Thornton and then into the resort town of Cleveleys. Shops and amenities are within easy reach.

DESCRIPTION

New build industrial unit located on Brookside, Red Marsh Industrial Estate. The property comprises:

- Open plan ground floor space with mezzanine floor
- **Total GIA approx.: 2,800 sq ft.**
- Ground floor: 1,600 sq ft
- Mezzanine: 1,200 sq ft
- Roller shutter for loading and gated loading bay to the side.
- Personnel door to the front.
- Parking to the front.

Internal viewings are highly recommended.

ACCOMMODATION

Ground floor: 1,600 sq ft
Mezzanine: 1,200 sq ft

Total GIA approx.: 2,800 sq ft.

All measurements are approximate.

DIRECTIONS

Proceed off Trunnah Road onto Holly Road and enter Red Marsh Industrial Estate. Continue along Holly Road and turn left onto Brookside. The subject property is on the right-hand side next door to EMR (Electric Motor Rewinds).

ADDITIONAL PHOTOS

Can be seen overleaf.

BUSINESS RATES

To be confirmed

EPC

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

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

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.



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- 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.



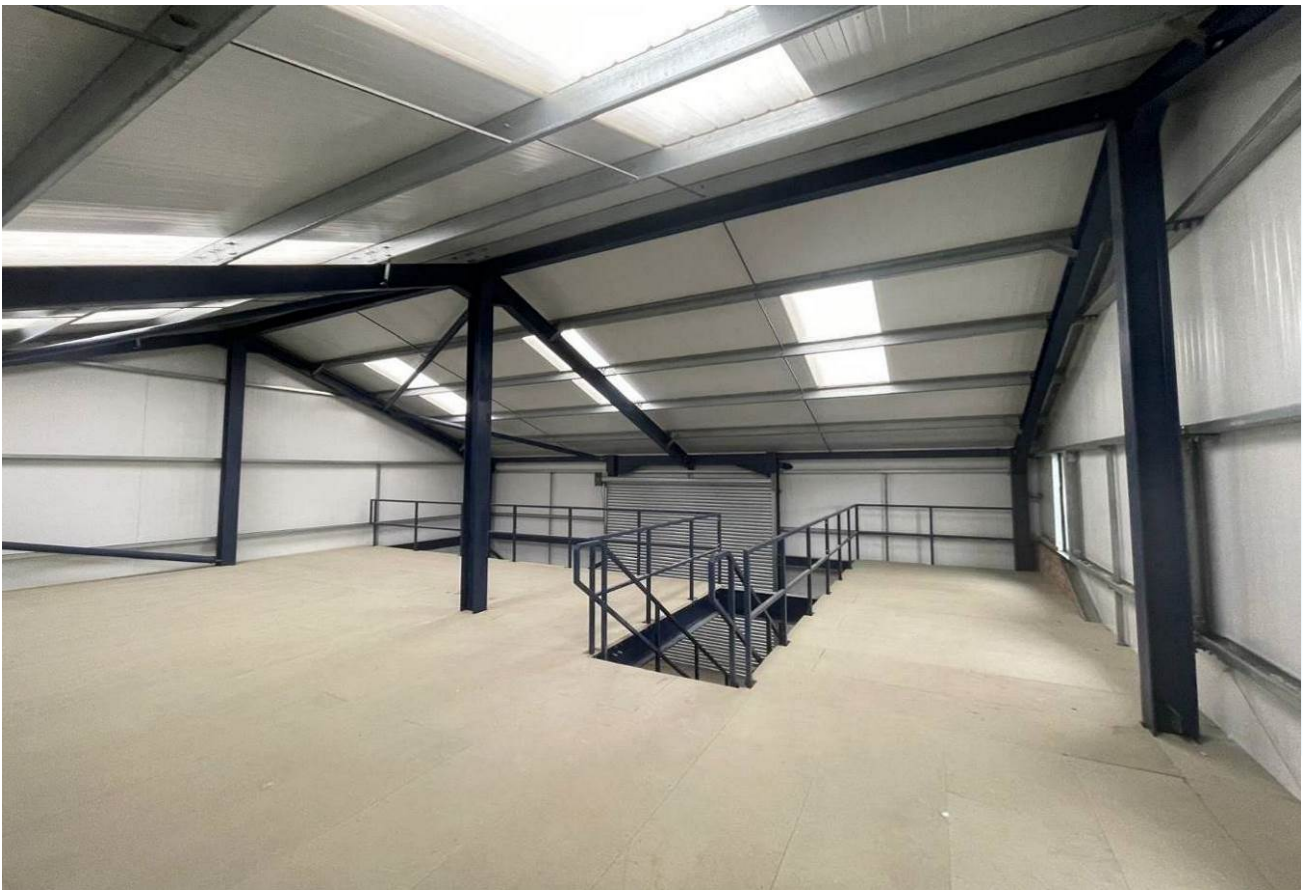
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