

TO LET

**UNIT 2
THOMAS COURT
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5QP**

- NEW BUILD - TRADE COUNTER* / BUSINESS UNITS
- 6,178 SQ FT APPROX (INCLUDES MEZZANINE)
- PRIME BUSINESS PARK LOCATION, CLOSE TO M55
- CLOSE TO B&Q, TRAVIS PERKINS, MKM BUILDERS MERCHANTS & ENTERPRISE CARS
- WOULD SUIT A VARIETY OF USES – STPP
- VIEWINGS HIGHLY RECOMMENDED

RENT: £49,000 PA EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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THOMAS COURT, WHITEHILLS BUSINESS PARK

LOCATION

Thomas Court occupies a prime trading position on Whitehills Business Park. It is accessed off the main road through the park (Hallam Way) and via the newly constructed Holly Close. The site also fronts onto Lytham St Annes Way (B5410) which is a main arterial route and provides a high volume of passing trade.

Other occupiers on Whitehills Business Park include Travis Perkins, MKM Builders Merchants, B & Q, Premier Inn, Enterprise Rent a Car amongst others.

DESCRIPTION

This new build business unit briefly comprises:

- Open plan ground floor space with mezzanine
- 3 phase electric supply
- Eaves height is 7.5m approx..
- Loading sectional door to the front.
- Glazing and personal door to the front.
- Range of uses to include counter sales / retail, storage / workshop, offices (all considered, subject to planning consent).
- GIA: 6,178.54 sq. ft / 574 sq. m Approx

ACCOMMODATION

Ground floor: 4,628.52 sq. ft / 430 sq. m

First floor: 1,550 sq. ft / 144 sq. m

TOTAL GIA: 6178.54 sq. ft / 574 sq. m

All measurements are approximate

PLANNING

***The units would suit various uses subject to planning permission and all enquiries in relation to planning should be made directly to Fylde Borough Council and their planning department.**

RATEABLE VALUE

2023 RV: To be assessed.

LEASE / LEGAL COSTS

A new full repairing and insuring lease is available with terms to be agreed by negotiation.

The ingoing tenant is to be responsible for the Landlords reasonable legal fees incurred during this transaction.

EPC RATING

EPC Rating: Details to be confirmed

SITE SERVICE CHARGE

To be confirmed

VAT

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

VIEWING ARRANGEMENTS

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

Disclaimer/ Planning Disclaimer

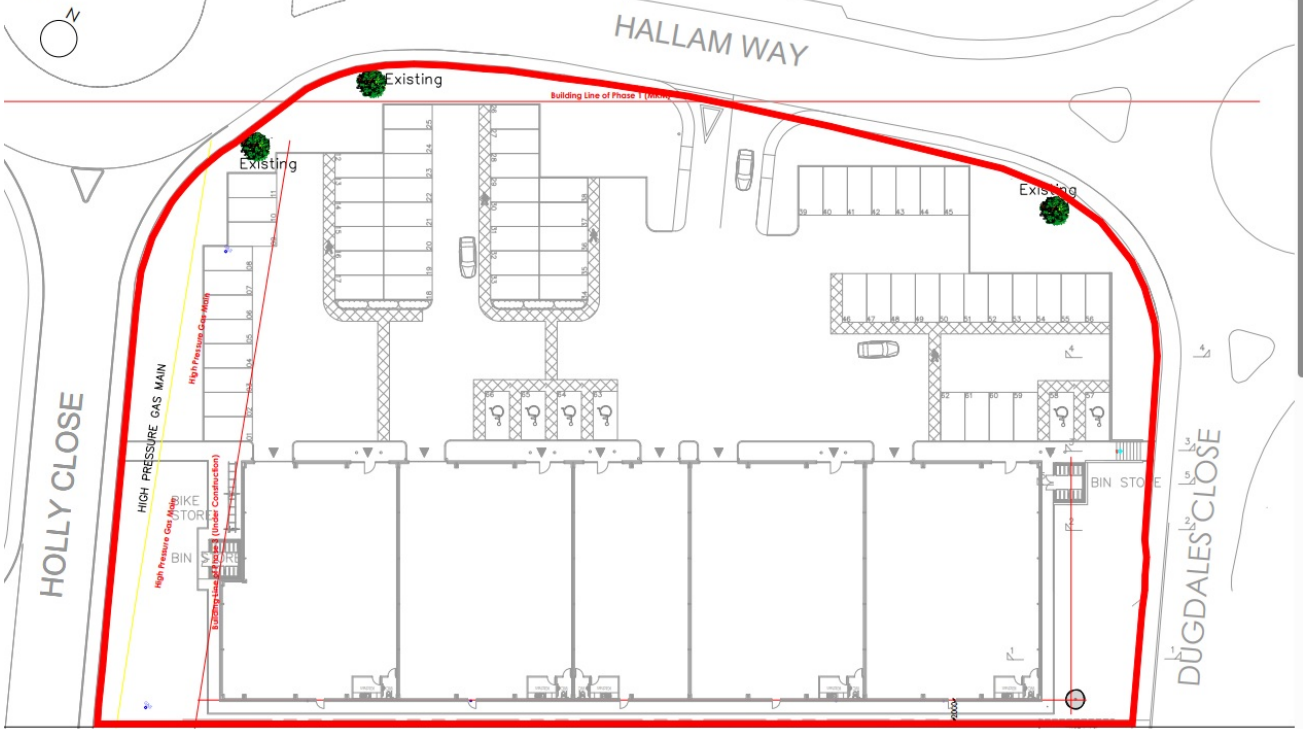
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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:

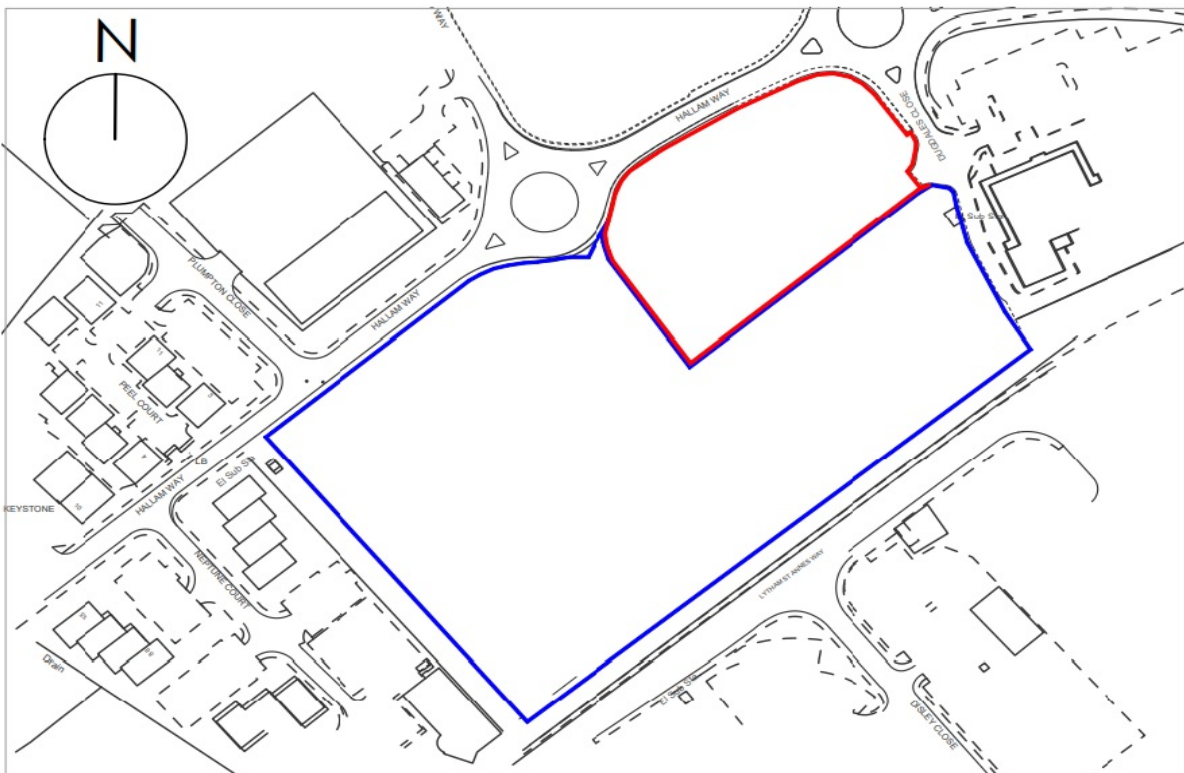
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- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
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- (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.





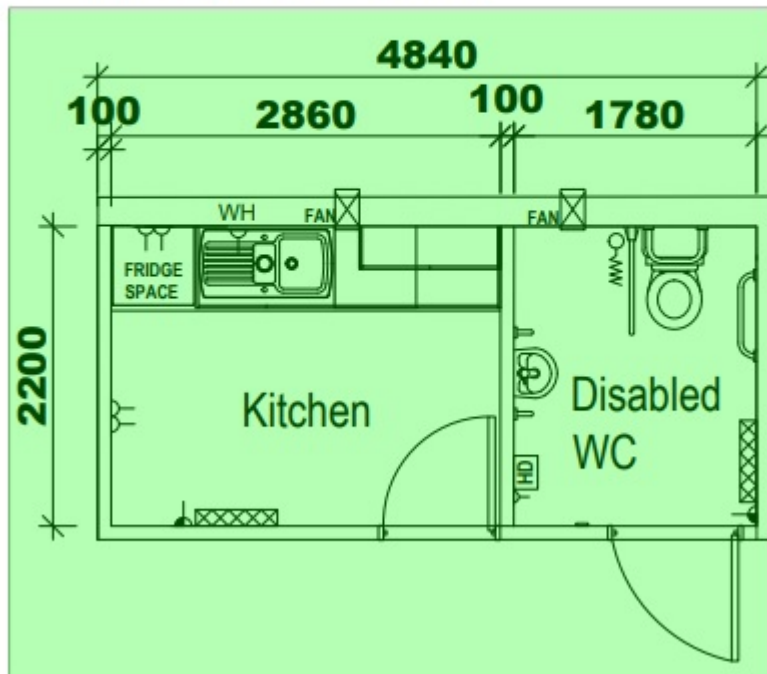
Site Plan
(scale 1:2500)



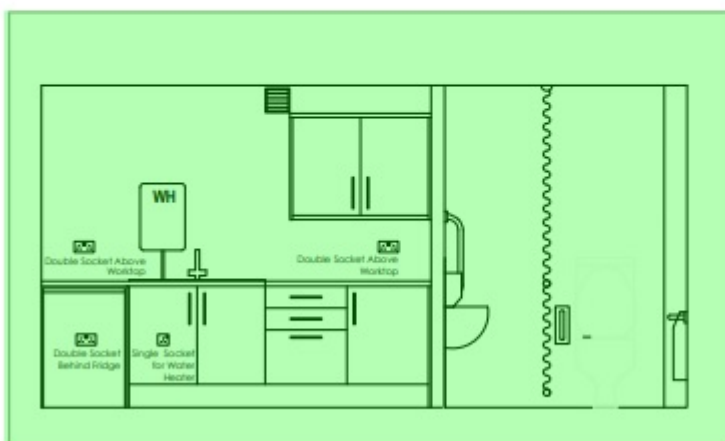
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Typical Proposed Welfare Floor Plan to units 2, 4 & 5 (scale: 1:50)



Typical Proposed Welfare Elevations to units 2, 4 & 5 (scale: 1:50)



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