

FOR LEASE

MODERN, HIGH QUALITY, OPEN PLAN OFFICE PREMISES

2 CROFT COURT
PLUMPTON CLOSE
WHITEHILLS BUSINESS PARK
BLACKPOOL
FY4 5PR

- SPACIOUS, MODERN OFFICE ACCOMMODATION
- LOCATED ON THE PRESTIGIOUS WHITEHILLS BUSINESS PARK, BLACKPOOL
- FINISHED TO A HIGH SPECIFICATION
- FOUR CAR PARKING SPACES TO THE FRONT OF THE PROPERTY – SEE PARKING PLAN.
- CLOSE TO THE M55 MOTORWAY CONNECTION
- WITHIN WALKING DISTANCE OF A CONVENIENCE STORE AND HOT FOOD TAKEAWAY, BREAKFAST / LUNCH CAFE
- ACCOMMODATION APPROX NIA 2,000 SQ FT

RENTAL: £22,500 PA EXCLUSIVE (+ VAT)



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

2, CROFT COURT, BLACKPOOL

LOCATION

This modern and open plan office building is situated in Whitehills Business Park, providing ease of commuting to Junction 4 of the M55. The M55 motorway provides access towards the M6, allowing ease of commuting throughout North West England and the motorway network beyond.

The development itself is accessed off a major roundabout of which B&Q warehouse and Premier Inn Hotel are situated. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills is both an established and growing commercial area that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW and Honda.

There is a local convenience store and hot food takeaway, breakfast / lunch café within walking distance.

DESCRIPTION

- Modern office accommodation set over two floors.
- High specification office environment.
- Mainly open plan and offering flexibility in terms of future configuration.
- Fitted Kitchenette area.
- 4 Car parking spaces to the front of the offices – see parking plan overleaf.
- Entrance foyer
- Gents WC and Ladies WC also suitable for disabled access.
- Server / store room.

Internal viewing is highly recommended by appointment.

ACCOMMODATION

Ground Floor: 850 SQ FT approx.
Plus, WC and disabled access WC.

First Floor: 1,150 SQ FT approx.

Net internal area over both floors:
Total Area: 2,000 SQ FT approx.

ADDITIONAL PHOTOS

Can be seen to the latter pages of the brochure.

PARKING PLAN

See plan overleaf, 4 no. allocated spaces highlighted.

RATEABLE VALUE

Future rateable value (from 1 April 2023):
£17,750. This is not the amount you pay but is used to calculate rates payable. Taken from the VOA website.

LEASE DETAILS / LEGAL COSTS

A new FRI lease is available with terms to be agreed by negotiation. The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

SERVICE CHARGE

A site service charge is levied for the upkeep and maintenance of the site. Full details TBC.

EPC

Rating: B
Cert no: 9277-0519-0122-1114-1479
Expiry: 26th February 2034

VAT

We are informed that the rent is plus VAT. However, this should be verified by interested parties.

VIEWINGS

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

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:

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (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.
- (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.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (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.



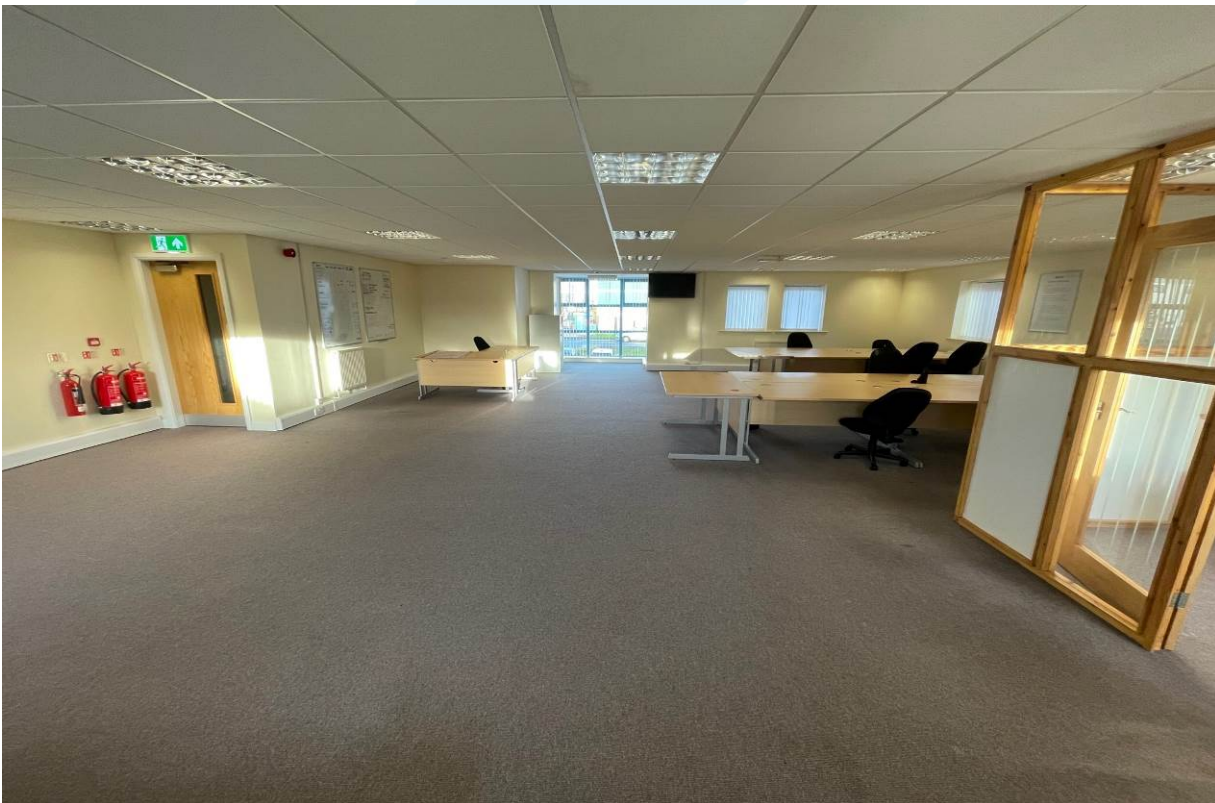


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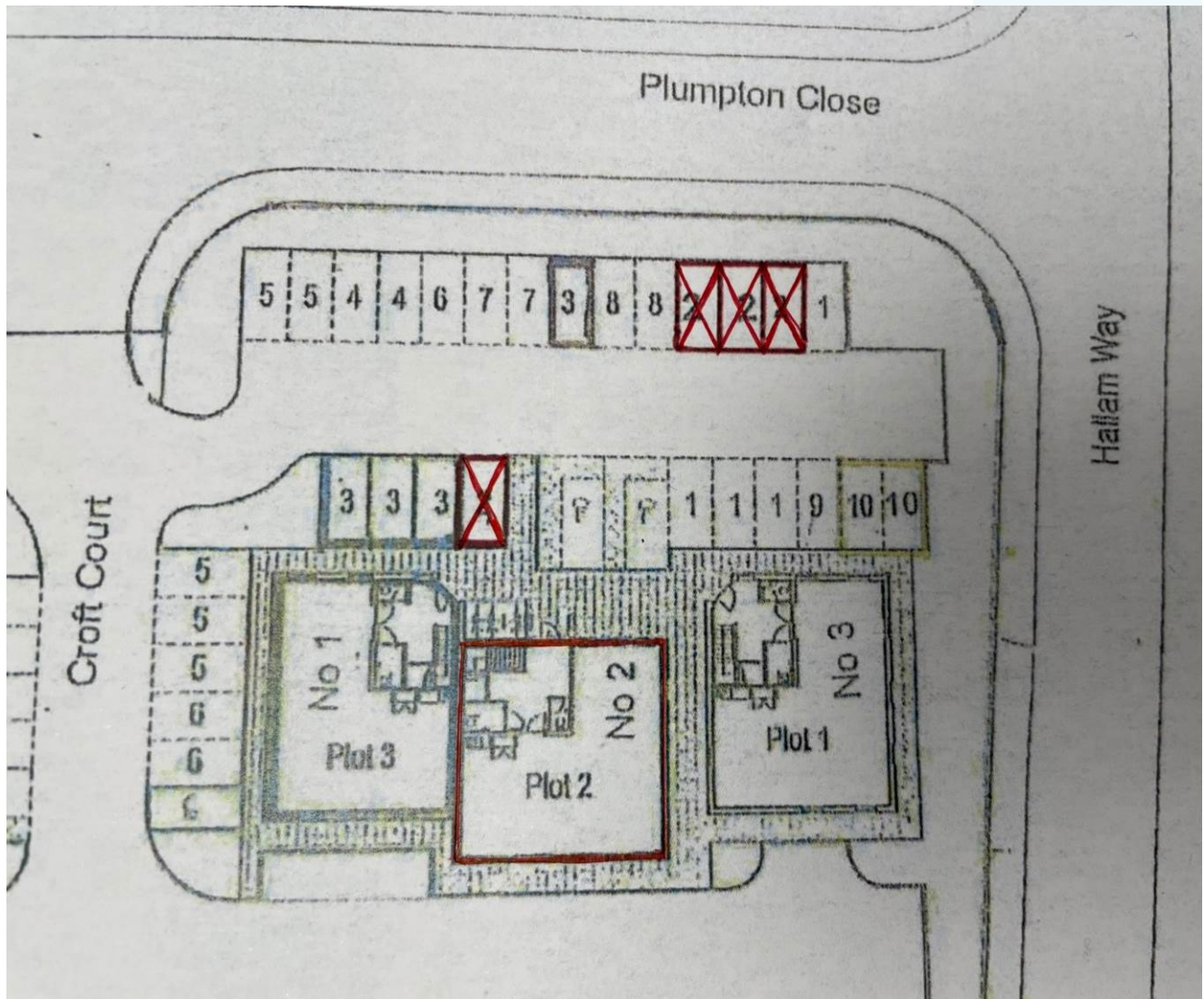
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PARKING PLAN

4 no. allocated spaces, highlighted below.



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