

TO LET

**UNIT 5
THE PAVILIONS
AVROE CRESCENT
BLACKPOOL
LANCASHIRE
FY4 2DP**

- MODERN OFFICE ACCOMMODATION
- LOCATED ON PRESTIGIOUS BUSINESS PARK
- 12-14 CAR PARKING SPACES AVAILABLE
- NIA: APPROX 2,522 SQ FT / 3,000 SQ FT GROSS
- MEZZANINE PROVIDES EXTRA STORAGE SPACE
- VIEWING HIGHLY RECOMMENDED

RENT: £21,500 PER ANNUM EXCLUSIVE



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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THE PAVILIONS, BLACKPOOL

DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market this modern office unit located on the prestigious Blackpool Business Park at The Pavilions. The park itself is situated within close proximity to Blackpool town centre and to St Annes town centre; it is also close to the M55 motorway. Blackpool Business Park is currently expanding and includes retail parks, offices, trade counters and warehousing. Current occupiers on the Business Park include Blackpool Gazette, Morrisons and Warburtons.

ACCOMMODATION

The property comprises a purpose-built office unit of portal frame construction with the outer elevations of brick construction under an insulated profile sheet roof. The accommodation has a NIA of approximately 2,522 sq ft.

The ground floor provides open plan accommodation with meeting room, reception area and WC facilities.

The property also benefits from a mezzanine which provides additional storage space.

Externally there are 12 designated on site car parking spaces with an option of a further 2.

SITE SERVICE CHARGE

A site service charge is levied for the general upkeep and maintenance of the site. Full detail to be confirmed.

EPC

Energy Performance Asset Rating: B
Certificate number: 3162-4748-1923-2110

RATEABLE VALUE

To be assessed.

LEASE DETAILS/ LEGAL FEES

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.

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 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.

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.



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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
 - (3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 - (4) 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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