

# TO LET

**FLEXIBLE TERMS AVAILABLE STC**

**OFFICE 13A  
MARSH MILL VILLAGE  
FLEETWOOD ROAD NORTH  
THORNTON  
LANCASHIRE  
FY5 4JZ**

- **FIRST FLOOR OFFICE UNIT**
- **LOCATED ON THE PRESTIGIOUS MARSH MILL DEVELOPMENT IN THORNTON CLEVELEYS**
- **AMPLE ON SITE CAR PARKING**
- **SELF CONTAINED OFFICE SUITES**
- **VIEWING HIGHLY RECOMMENDED**

**RENT: £6,250 PER ANNUM EXCLUSIVE**



**Duxburys  
Commercial**

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# 13A MARSH MILL VILLAGE, THORNTON

## DESCRIPTION

Duxburys Commercial is proud to have been instructed to market this office unit located on the prestigious development of Marsh Mill.

The site itself is located in Thornton Cleveleys which is also close to Blackpool and Fleetwood town centres. The site provides ease of access to the motorway network via the Amounderness Way.

Marsh Mill itself is a modern development comprising retail units with offices above. A pub/ restaurant, fine dining restaurant, chip shop/ restaurant and a recently completed Tesco Express are also located at the site.

The site benefits from ample on site car parking and the offices are self contained with WC and kitchen facilities.

## ACCOMMODATION

Office

Meeting room

W/C

Approx 550 sq ft

## SERVICE CHARGE

A service charge is levied to cover the cost of maintenance and management of the communal areas. The service charge is £1560 +VAT per annum per unit.

## RATEABLE VALUE

Ratable Value £3,700 per annum

This is not the amount payable but the amount used to calculate rates payable. Small business rate relief should be available to qualifying tenants. Speak with the local council for further information.

## 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

## LEASE DETAILS

Available by way of a new FRI lease with terms to be negotiated. Flexible terms are also available subject to contract.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred during the transaction.

## VAT

All prices quoted are exclusive of VAT but are 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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