

TO LET

5.5 ACRES OF YARD/ COMPOUND

YARD/ COMPOUND
SQUIRES GATE BUSINESS PARK
SQUIRES GATE LANE
BLACKPOOL
LANCASHIRE
FY4 3RN

- YARD/ COMPOUND
- APPROXIMATELY 5.5 ACRES
- SELF CONTAINED YARD
- LOCATED IN AN EXCELLENT POSITION
- CLOSE TO THE M55 MOTORWAY
- ACCESS VIA A SECURE GATE

PRICE ON APPLICATION



Duxburys
Commercial

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SQUIRES GATE BUSINESS PARK, BLACKPOOL

LOCATION

Blackpool is located approximately 50 miles North West of Manchester and 18 miles West of Preston. Blackpool has excellent road communications with the M55 motorway providing a link to Junction 32 of the M6 motorway within 12.4 miles, which leads to the M65 and M61 motorways. Squires Gate Business Park is situated fronting Squires Gate Lane (A5230) approximately 2.6 miles to the South of Blackpool town centre and adjacent to Blackpool Airport. Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55, two miles to the East.

ACCOMMODATION

The site itself is accessed via a security barrier. The yard is then accessed via a secure gate and is self contained. The yard would suit various different uses STPP and all enquiries are welcome.

Viewings are available through Duxburys Commercial.

LEASE BASIS

A new lease is available with terms to be negotiated.

The lease will be outside of the Landlord & Tenant Act 1954 Part II.

EPC

Not applicable.

SERVICE CHARGE

A site service charge is applicable – details to be confirmed.

RATEABLE VALUE

To be confirmed.

VAT

All prices quoted are subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

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

Disclaimer/ Planning Disclaimer

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