

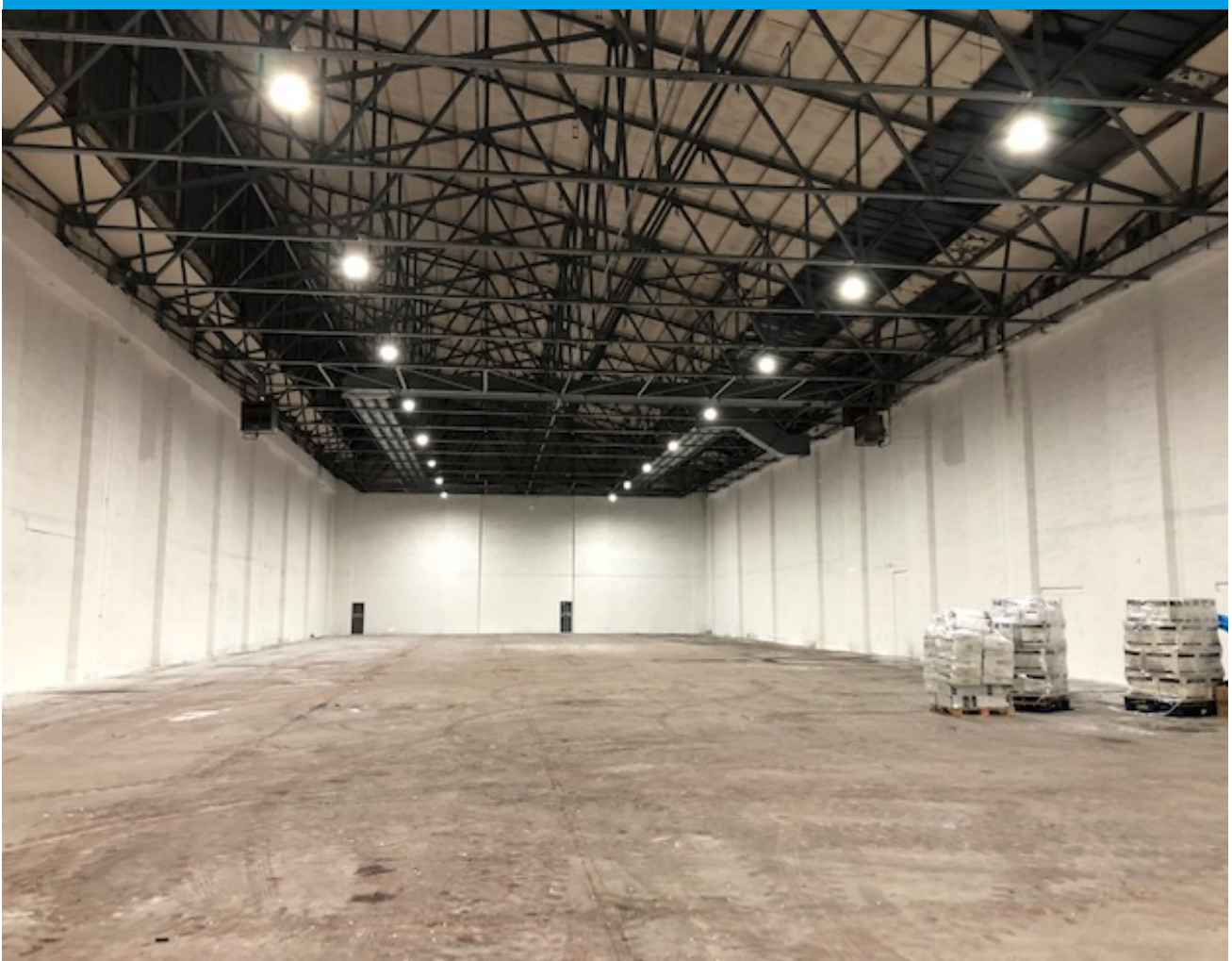
TO LET

22,600 SQ FT BUSINESS UNIT

1C SQUIRES GATE BUSINESS PARK
SQUIRES GATE LANE
BLACKPOOL
LANCASHIRE
FY4 3RN

- WAREHOUSE WITH OFFICES
- BUSINESS UNIT / WORKSHOP / LIGHT INDUSTRIAL / STORAGE OR DISTRIBUTION SPACE
- EXCELLENT LOADING SPACE / YARD / CAR PARKING
- ALL USES CONSIDERED - STPP
- LARGE LOADING DOOR

RENTS: BY NEGOTIATION PA EXC (+ VAT)



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

SQUIRES GATE BUSINESS PARK, BLACKPOOL

LOCATION

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. 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.

DESCRIPTION

- Open plan warehouse unit with offices
- Ideal for storage and distribution
- Concrete floor
- Good front loading / yard area
- Loading door
- Ground & first floor offices
- Car parking to the front (yard)
- Good Eaves height and therefore racking potential and mezzanine floors
- Low rent
- Flexible lease terms

Call 01253 316919 Option 1 or EMAIL: adam@durburyscommercial.co.uk for more details

ACCOMMODATION

GIA: 22,600 SQ FT plus service charge.
Call for more details.

IMAGES

Please note that the images contained in this brochure are historic images. They should be used as a guidance only and not relied upon solely.

LEASE BASIS

New license agreements available – quick and easy access to the units.

- NO LEGAL FEES

SERVICE & INSURANCE CHARGE

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

RATEABLE VALUE

To be confirmed.

EPC

EPC rating - to be confirmed

VAT

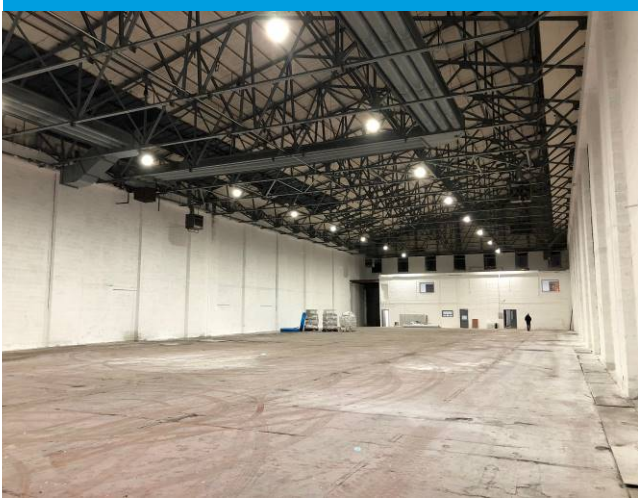
Figures are plus VAT.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Durburys Commercial on 01253 316919 (Option 1) or email: adam@durburyscommercial.co.uk

Disclaimer/ Planning Disclaimer

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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: Durburys 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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