

TO LET

UNIT 3C
MOOR PARK INDUSTRIAL ESTATE
KINCRAIG ROAD
BISPHAM
FY2 0JY

- MODERN INDUSTRIAL UNIT
- PARKING AREAS/ LOADING FACILITIES
- GIA: APPROX. 1,043 SQ FT
- EXCELLENT LOCATION IN NORTH BLACKPOOL
- POPULAR AND BUSY ESTATE
- VIEWING ESSENTIAL

RENT: £8,300 PER ANNUM EXC



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

MOOR PARK INDUSTRIAL ESTATE

LOCATION

Moor Park Industrial Estate is situated to the North of Blackpool in an excellent location. Blackpool Town Centre is located approximately 2 miles away from the estate. The location also provides ease of access to the Amounderness Way and M55 motorway which leads on to the M6 providing links to the national motorway network.

Moor Park Industrial Estate offers a range of industrial/warehouse units. These units are available in a range of sizes from 538 sq ft- 2500 sq ft (subject to availability) and can be taken individually or in multiples.

DESCRIPTION

This modern, light industrial unit benefits from WC facilities, loading door and personnel doors. Site access is available 24/7.

ACCOMMODATION

GIA: APPROX. 1,043 SQ FT

LEASE/LEGAL FEES

A new full repairing and insuring lease is available with terms to be agreed by negotiation with the landlord.

BUSINESS RATES

2023 Rateable Value: £5,900

EPC

EPC Rating: To be assessed.

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.

SERVICE CHARGE

A site service charge is levied for the upkeep and management of the estate. Further information available upon request.

PLANNING

The unit may suit various uses subject to planning permission. All enquiries regarding planning should be made directly to the local authority. The agent provides no warranties in relation to planning permission.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

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

Disclaimer/ Planning Disclaimer

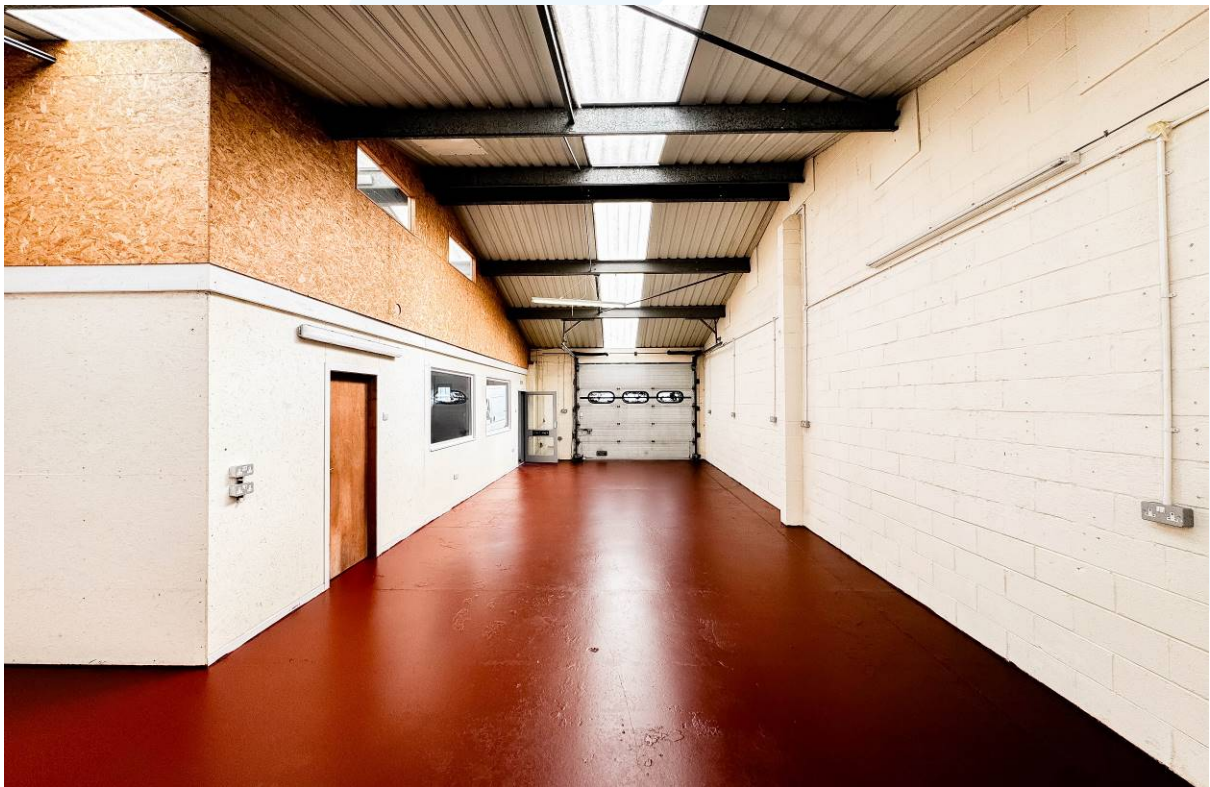
The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, 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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