

# TO LET

SECOND FLOOR OFFICE SUITE  
JUBILEE HOUSE  
EAST BEACH  
LYTHAM  
LANCASHIRE  
FY8 5FT

## HIGH SPECIFICATION OFFICES

- 5,000 SQ FT OF OFFICES WITH PRIVATE KITCHEN & WC
- CLOSE TO LYTHAM TOWN CENTRE
- EASE OF COMMUTING TOWARDS M55 / PRESTON / BLACKPOOL
- ALLOCATED CAR PARKING- 21 SPACES
- BREAK OUT ROOMS, PRIVATE KITCHEN & WC
- MAIN RECEPTION, GYM, CONFERENCE ROOM & COFFEE SHOP

**ALL INCLUSIVE RENT: £120,000 EXC + (VAT)**



**Duxburys**  
Commercial

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# EAST BEACH, JUBILEE, LYTHAM

## DESCRIPTION

NIA approximately 5,000 SQ FT.

High specification office accommodation with shared kitchen and WCs.

The offices enjoy far-reaching panoramic views and an abundance of natural light.

The tenants of the subject space will benefit from the communal Jubilee House facilities, to include, coffee bar/café, gym and additional facilities.

## CAR PARKING

21 car parking spaces allocated in the rear car park.

## VAT

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

## WORKING HOURS

Jubilee House opens at 6.00am and is closed approx. 8pm, Monday – Friday.  
Weekend access to Jubilee House is negotiable.

Tenants are provided with access cards, which allow access to their allocated areas / offices only.

## BUSINESS RATES

To be paid by the tenant.  
2023 RV: Details to be confirmed.

## SERVICE CHARGE

All-inclusive rent:

- Rent
- Reception
- Heating
- Electricity
- Buildings insurance
- Water
- Mail delivery
- Car parking
- Communal cleaning (not including office space itself).
- Health and safety
- Lifts

This list is not exhaustive.

## EPC

Second floor, Jubilee House: **EPC Rating C**  
**Valid until:** 16<sup>th</sup> February 2030  
**Certificate Number:** 2863-3062-0906-0103-9195

## LOCATION

Jubilee House office development occupies a sought after location on East Beach in Lytham, Lytham St Annes.

This is an exclusive office development. Ease of access is available onto Lytham Green and into the centre of Lytham town centre with its array of shops, restaurants, cafes and coffee shops.

Ease of commuting is available towards Preston, Wrea Green, St Annes and Blackpool as well as surrounding areas.

By Road:

Lytham to Blackpool is approximately 6 miles  
Lytham to Preston is approximately 11 miles

By Train:

Lytham Train Station connects to / through Blackpool & Preston Train Station

## ACCOMMODATION

NIA Approx. 5,000 sq ft (Private WC & Kitchen)

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## LEASE / LEGAL COSTS

A new effective FRI lease is to be negotiated. The incoming tenant is to be responsible for the Landlords legal fees incurred in the 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.

### 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.

# BEACH, JUBILEE HOUSE, LYTHAM



Shared Gym





Tenants can arrange use of the Conference Room by appointment.



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.



Views towards Lytham Green and towards Lytham town centre.



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