

TO LET

**UNIT C
PRESTIGE HOUSE
CORNFORD ROAD
BLACKPOOL
LANCASHIRE
FY4 4QQ**

- MODERN WAREHOUSE ACCOMMODATION
- FULLY RACKED
- CLOSE TO JUNCTION 4 OF THE M55 MOTORWAY
- SECURE SITE
- 12 CAR PARKING SPACES
- TOTAL GIA 26,572 SQ FT
- NEW LEASE AVAILABLE
- EXCELLENT LOADING FACILITIES
- EAVES HEIGHT 7.5 METRES

**QUOTING RENT: £130,000 PER ANNUM EXCLUSIVE
(£4.89 PER SQ FT PER ANNUM EXCLUSIVE)**



**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

CORNFORD ROAD, BLACKPOOL

LOCATION

Situated in the geographic centre of the Fylde Coast, Prestige House is located off Cornford Road, Blackpool a prime distribution location with fast, easy access to junction 4 of the M55 (1 mile) approximately 10 miles west of Preston. Other nearby occupiers include Johnson & Johnson, Glasdon Group and Tesco Extra.

DESCRIPTION

The site benefits from extensive and secure yard area, excellent loading facilities and good eaves height.

The unit is fully racked throughout.

Unit C has dock levelers and benefits from 12 car parking spaces with the option of additional spaces if required.

The unit had a new roof 2022 and benefits from 24-hour access, 25m HGV turning and has a narrow aisle forklift floor guidance system in place.

ACCOMMODATION

Unit C

Approx GIA 26,572 Sq. Ft

Eaves Height 7.5m

Externally: 12 allocated car parking spaces

May split (subject to contract)

LEASE

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

LEGAL FEES

The incoming tenant is to be responsible for the Landlord's legal fees incurred during this transaction.

VAT

All prices quoted are exclusive of VAT but may, however, be subject to VAT at the prevailing rate.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the site.

Further information is available on request.

RATEABLE VALUE

Unit C 2023 RV: £72,000 pa.

This is not the amount you payable but the amount used to calculate rates payable. Small business rate relief may be available to qualifying tenants. Contact Blackpool Council for further information.

EPC RATING

EPC Rating: To be confirmed.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, option 1 .

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.



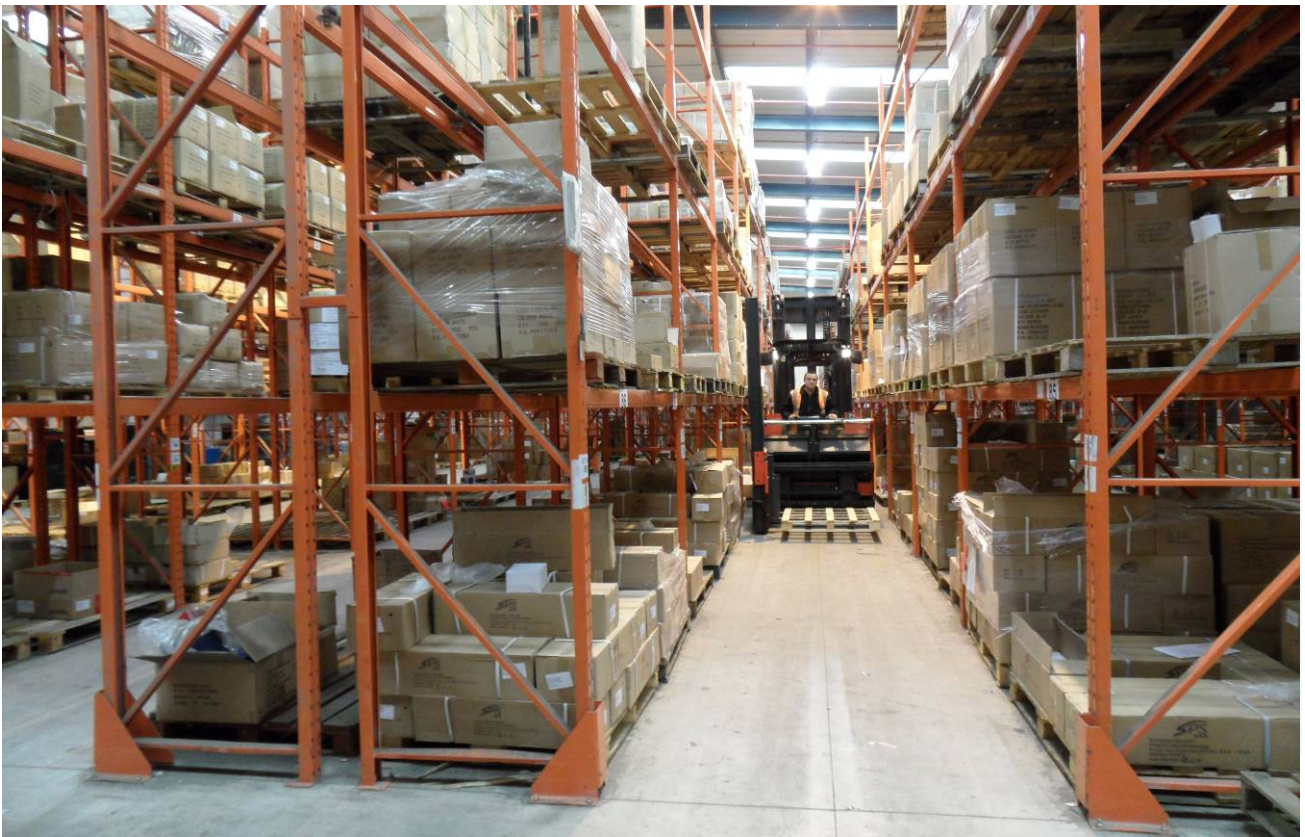
Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(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.

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(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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