

# TO LET

**UNIT 4  
221 KINCRAIG ROAD  
BLACKPOOL  
LANCASHIRE  
FY2 0PJ**

- **WAREHOUSE/WORKSHOP UNIT WITH OFFICE**
- **GIA 3,304 SQ FT**
- **CAR PARKING**
- **ROOM HEIGHT - 6.1M INCREASING TO 8.1M APPROX**
- **SOLAR PANELS FOR REDUCED ENERGY COSTS**

**RENT: £19,995 PER ANNUM EXCLUSIVE**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# KINCRAIG ROAD, BLACKPOOL

## LOCATION

Duxburys Commercial are pleased to have been instructed to market this modern office unit situated to the North of Blackpool off Moor Park Avenue. The unit is located in a business area close to Moor Park Industrial Estate and Blackpool Technology Park. The location provides ease of access on to the Amounderness Way and the M55 motorway and is also close to Blackpool Town Centre.

## DESCRIPTION

Warehouse / workshop unit proving excellent open plan space. The unit has a kitchen and WC facilities. Loading door and personal door access.

Eaves height circa 6.1m. Roof height increases to circa 8.1m max.

The unit benefits from a good sized communal yard area which is fenced and provides excellent loading facilities, storage space or car parking. Car parking for approx 8 cars

The unit also benefits from solar panels which will reduce electricity charges.

## ACCOMMODATION

GIA: 3,305 SQ. FT

## EPC

Rating: C

Cert no: 6560-3826-4497-6776-0764

Expiry: 28<sup>th</sup> Jan 2033

## RATEABLE VALUE

RV: £15,750 (Apr 2023). This is not the amount payable but the amount used to calculate rates payable. Contact the relevant local authority for further details

## LEASE

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

## LEGAL COSTS

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

## SERVICE CHARGE

Currently £1416 per annum exc

## 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.

## VAT

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

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## 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 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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