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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Office Accommodation

Reference: 010621

No Ingoing - Each party responsible for their own legal fees.

North Lancs Training Group, Preston Street, Fleetwood, FY7 6JA

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Various sizes of modern offices available from 27sqm to 44sqm plus a workshop 48sqm and a Hair Salon 21sqm. Office rents from £450 per calendar month inclusive of services, business rates, heating and Wi-Fi. Workshop area £400 per calendar month and Hair Salon £400 per calendar month. Opportunity to have a fixed monthly cost inclusive of services. All available on 6 month rolling Licence Agreements.

LOCATION: In the North Lancs Training Group Building on Preston Street in Fleetwood. Preston Street runs off

Lord Street through to Dock Street in Fleetwood Town Centre.

ACCOMMODATION

GROUND FLOOR: Shared entrance, communal area and toilet; Workshop 48sqm rent £400 pcm;

FIRST FLOOR: IT Room: 3.6m x 9m (32sqm) rent £535 pcm; Office 1: 4.7m x 9.3m (44sqm) rent £735 pcm; Office 2: 4.2m x 9.3m (39sqm) rent £650 pcm; Office 3: 5.3m x 5.1m (27sqm) rent £450 pcm; Office 4: 5.3m x 6.6m (35sqm) rent £585 pcm; Hair Salon: 3m x 5m with 2 back wash, 4 mirrors and store 3m x 1.7m (5sqm) rent £400 pcm;

SERVICES: All mains services connected including central heating. EPC RATING: C

TENURE: Available on 6 month rolling Licence Agreements.



