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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

**Reference: 010877**

**Leasehold Price: £0**

**Legal Fees - Incoming tenant to be responsible for the landlords legal fees.**

**North Lancs Training Centre, Fleetwood, FY7 6JA**

**VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.**

### DESCRIPTION:

Single open plan office 74sqm with kitchen 6sqm, wc & store. Modern office space available to rent at £12,000 per annum inclusive of bills subject to use. If more space is required there is an additional adjoining 77sqm office available for an additional £8,000 per annum.

**LOCATION:**

Within the former North Lancs Training Group building on Preston Street in Fleetwood immediately off Lord Street which is the main high street.

**ACCOMMODATION****GROUND FLOOR:**

Shared communal entrance hall; open plan modern office 10.6m x 6.3m + 3.3m x 3.4m; wc's 3.4m x 2.9m; kitchen 2.6m x 2.2m plus store 3.2m x 2.2m.

**SERVICES:**

All mains services included in rent subject to use and landlord approval.

**TENURE:**

Leasehold. New lease, rent £12,000 per annum.

