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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.



Workshop/Warehouse

Reference: 011143

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

Unit B, Cocker Avenue, Poulton, FY6 8JU

VIEWING STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

DESCRIPTION: Modern portal frame workshop unit located off Cocker Avenue on the well established Poulton Industrial Estate. Open plan unit 110sqm includes partitioned wc and wash hand basin. Electric roller shutter plus pedestrian door, parking/loading to front. Shared access off Cocker Avenue. New 5 year lease rent £8,000 per annum plus VAT.

LOCATION: The subject unit is located to the rear of the landlords business Newell House on Cocker Avenue, Poulton Industrial Estate via shared drive.

ACCOMMODATION

GROUND FLOOR: Open plan workshop/warehouse unit approx 17.4m x 6.7m with partitioned wc and kitchen. Electric roller shutter.

EXTERIOR: Loading or parking for 3/4 cars.

SERVICES: 3 Phase electricity & water.

TENURE: Leasehold. New lease 5 year term 3 year review. Rent £8,000 per annum plus VAT paid 1/4 in advance. Tenant contributes towards landlords building insurance.

