

TO LET EXTENSIVE HIGH BAY WAREHOUSE/INDUSTRIAL UNITS

Eddisons



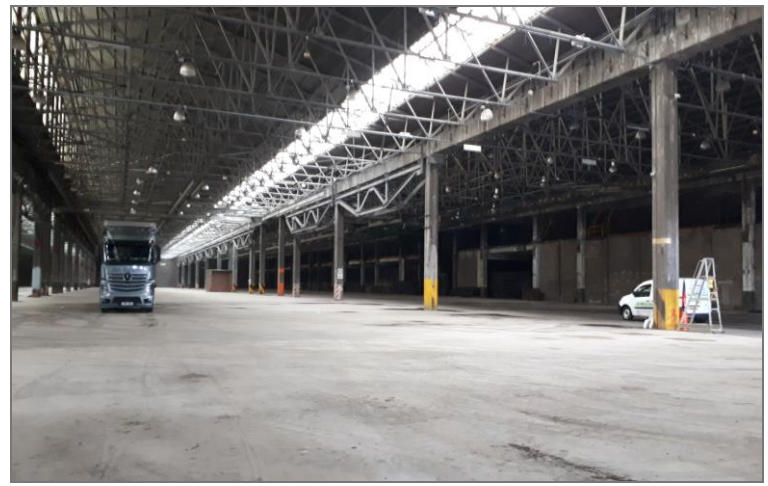
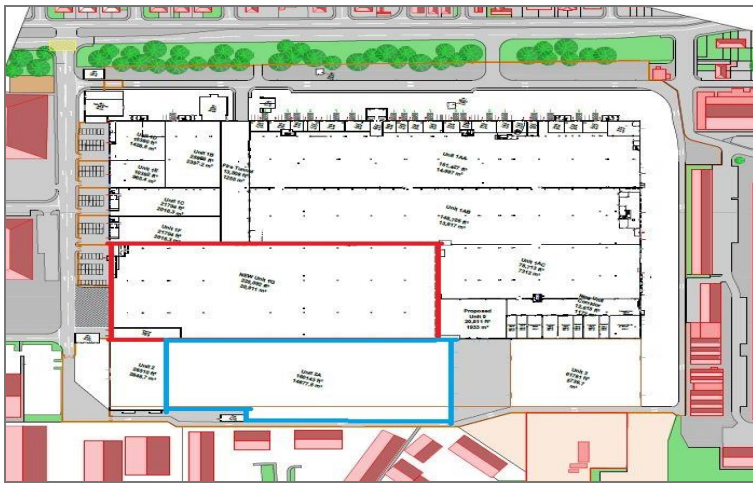
UNITS 1G & 2A, SQUIRES GATE INDUSTRIAL ESTATE, SQUIRES GATE LANE, BLACKPOOL, FY4 3RN

RENTAL - £1.95 PER SQ FT

- \ Extensive industrial estate undergoing significant refurbishment.
- \ Average clear headroom of 9.5m.
- \ Excellent yard/circulation areas.

AVAILABLE SPACE

15,328.13m² - 37,270.25m²
(164,992sq ft – 401,177sq ft)



LOCATION

Squires Gate Industrial Estate is a well established industrial estate situated fronting Squires Gate Lane (A5230), approximately 2.6 miles to the south of Blackpool town centre and immediately adjacent to Blackpool Airport.

Adjacent to the estate is Blackpool Retail Park where occupiers include Aldi, Pets at Home and Halfords.

Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55, 2 miles to the east.

DESCRIPTION

The premises form a large industrial/warehouse complex and provide large areas of uninterrupted storage/production space, generally benefiting from:-

- Average clear headroom 9.5m (31ft)
- Solid concrete floor
- Excellent loading areas
- Drive in roller shutter loading doors
- Extensive yard/circulation areas

UNIT	M ²	SQ FT
Unit 1G	21,942.12	236,185
Unit 2A	15,328.13	164,992
Total Floor Area	37,270.25	401,177

Externally the units benefit from good yard/circulation areas within a fully secured estate. Unit 1G benefits from its own self contained fenced yard.

All main services are available on site.

RATEABLE VALUE

To be reassessed upon occupation.

VAT

Prices and rental are exclusive of VAT if chargeable.

TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

The units can be taken separately or as a whole.

Rental £1.95 per sq.ft.

LEGAL COSTS

The ingoing tenant will be responsible for both parties legal costs incurred in this transaction.

VIEWING

By prior arrangement with the agents:

Eddisons
Tel / 01274 734101
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AUGUST 2020
SUBJECT TO CONTRACT
FILE REF / 731.4287A (120027)

For more information, visit eddisons.com
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Important Information

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Energy Performance Certificate

Non-Domestic Building



UNIT 1G
Squires Gate Industrial Estate
Squires Gate Lane
BLACKPOOL
FY4 3RN

Certificate Reference Number:
0867-0130-9602-8706-0202

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

◀ 67 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	21048
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	37.51
Primary energy use (kWh/m ² per year):	221.11

Benchmarks

Buildings similar to this one could have ratings as follows:

20	If newly built
58	If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



Unit 2A
Squires Gate Industrial Estate
Squires Gate Lane
BLACKPOOL
FY4 3RN

Certificate Reference Number:
2698-3076-0600-0108-1001

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

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◀ 65 This is how energy efficient the building is.

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

Technical Information

Main heating fuel:	Other
Building environment:	Unconditioned
Total useful floor area (m ²):	15872
Assessment Level:	3
Building emission rate (kgCO ₂ /m ² per year):	36.2
Primary energy use (kWh/m ² per year):	214.15

Benchmarks

Buildings similar to this one could have ratings as follows:

19	If newly built
57	If typical of the existing stock