

To Let

CGI IMAGE



Brand New Modern Business Units

1,074 - 2,412 SQ FT (100 - 224 SQ M)

📍 WHITEHILLS BUSINESS PARK, HALLAM WAY, BLACKPOOL, FY4 5FS

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Available Q4 2024/Q1 2025 - subject to review
- Brand new modern hybrid industrial units
- Well established location upon the prestigious Whitehills Business Park
- Excellent communication links
- Would suit industrial or trade counter uses
- Allocated parking
- Nearby occupiers include B&Q, NST, legal and professional practices, car showrooms and a Premier Inn Hotel
- Rental from £18,000 per annum exclusive



LOCATION

The industrial units are located upon the prestigious Whitehills Business Park, the geographic centre of the Fylde Coast and adjacent to Junction 4 of the M55. The premises are situated adjacent to junction 4 of the M55 motorway. It provides ease of access to the motorway network, Blackpool Town Centre and Lytham.

Nearby occupiers include B&Q, NST, legal and professional practices, car showrooms and a Premier Inn Hotel.

DESCRIPTION

The units are to be newly constructed hybrid industrial units. The units will be of portal frame construction with clad elevations, low level block walls, up and over sectional shutter and separate pedestrian entrance.

The yard is communal with allocated parking.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 1		
Ground Floor	112	1,206
First Floor	112	1,206
TOTAL	224	2,412
Units 2-8		
Ground Floor	49.90	537
First Floor	49.90	537
TOTAL	98.80	1,074

SERVICES

The mains services connected to the property will include water supply, gas supply, electricity supply and of course, mains drainage.

LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

RENTAL

Unit 1 - £36,180 per annum exclusive

Units 2-8 - £18,000 per annum exclusive

BUSINESS RATES

The units are set to be reassessed by the District Valuer on completion and occupation. Interested parties are advised to make their own enquiries with the Local Rating Authority.

SERVICE CHARGE

A service charge will be implemented once complete.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

EPC

The site is currently exempt from EPC requirements, however an EPC will be undertaken once the units have been constructed and ready for occupation.

VIEWINGS

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