

FOR SALE

WAREHOUSE BUILDING WITH YARD
BURLINGTON COURT,
COCKER AVENUE
POULTON BUSINESS PARK
POULTON LE FYLDE
FY6 8JF

- WAREHOUSE / LIGHT INDUSTRIAL BUILDING
- PREVIOUSLY OCCUPIED BY TRILANCO
- ACCESSED OFF COCKER AVENUE
- YARD FOR LOADING, TURNING & PARKING
- GROSS INTERNAL AREA: 18,682 SQ FT (1,736 SQ M)
- GROUND FLOOR & PART MEZZANINE
- TOTAL SITE AREA: APPROX. 26,705 SQ FT

ASKING PRICE: £799,000



Duxburys
Commercial

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COCKER AVENUE, POULTON BUSINESS PARK

LOCATION

The building occupies a convenient and easily accessed positions on Poulton Business Park. The business park is easily accessed off Garstang Road East (A586). This is a main arterial route connecting surrounding areas to include the town of Poulton-Le-Fylde as well as to commencing access towards the M55 expressway which connects in turn towards the M6 motorway.

To access (Burlington Court) Cocker Avenue, access Poulton Business Park via Bracewell Avenue, turn right onto Furness Drive and then left onto Cocker Avenue. Proceed to the end of the road, turn left and then continue to the end of the road (still on Cocker Avenue) where the building can be found on the left hand side.

ACCOMMODATION

COCKER AVENUE BUILDING

Description	Area (sq ft)
Unit 1	4,987
Unit 2	3,704
Unit 3	5,283
Mezzanine to Unit 3	4,708
Total building GIA	18,682
Total Site Area	26,705

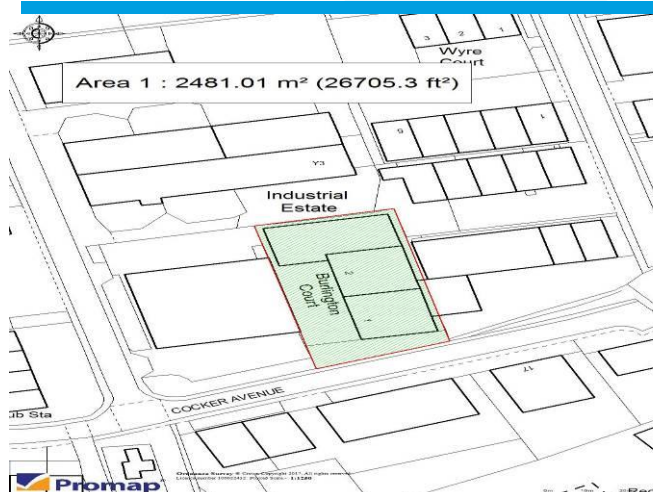
DESCRIPTION

The building was previously used as the headquarters for Trilanco who are a wholesaler of animal health and equine products. Trilanco have now relocated to Mill Farm in Wesham, Kirkham. The building is available with vacant possession.

This building is accessed directly off Cocker Avenue with car parking to the front and a gated yard with loading and turning facilities for heavy goods vehicles.

Overview:

- Ideal to be used as a whole by a single owner occupier
- Also ideal for splitting down into several units and then let out as an investment
- All interest & enquiries are invited
- Steel portal frame industrial unit
- Mainly open plan and interconnecting
- External walls are a mix of brick & insulated profile cladding
- Ground floor GIA 13,974 SQ FT
- Mezzanine (to part): GIA 4,708 SQ FT
- TOTAL BUILDING GIA: 18,682 SQ FT
- Total site area: approx. 26,705 sq ft
- Five separate Loading/vehicle access doors
- Independent yard for loading and parking



COCKER AVENUE, POULTON BUSINESS PARK

BUSINESS RATES

Rateable Value: TBC.

EPC

To be confirmed

VIEWINGS

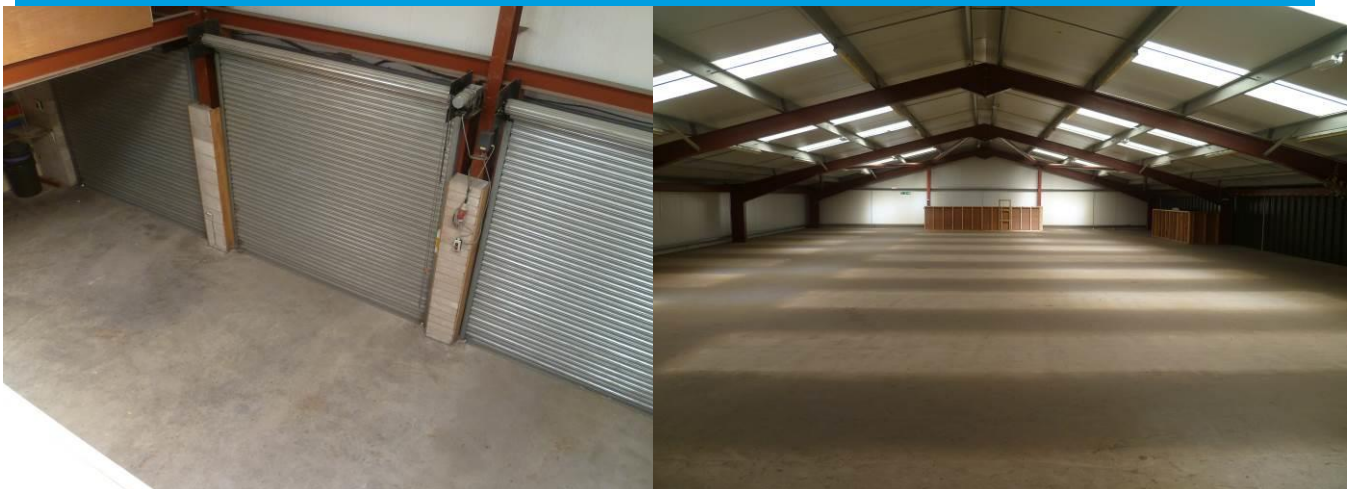
Strictly via prior appointment through our office on 01253 316 919 Option 1 or email: adam@duxburyscommercial.co.uk

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate.

Disclaimer

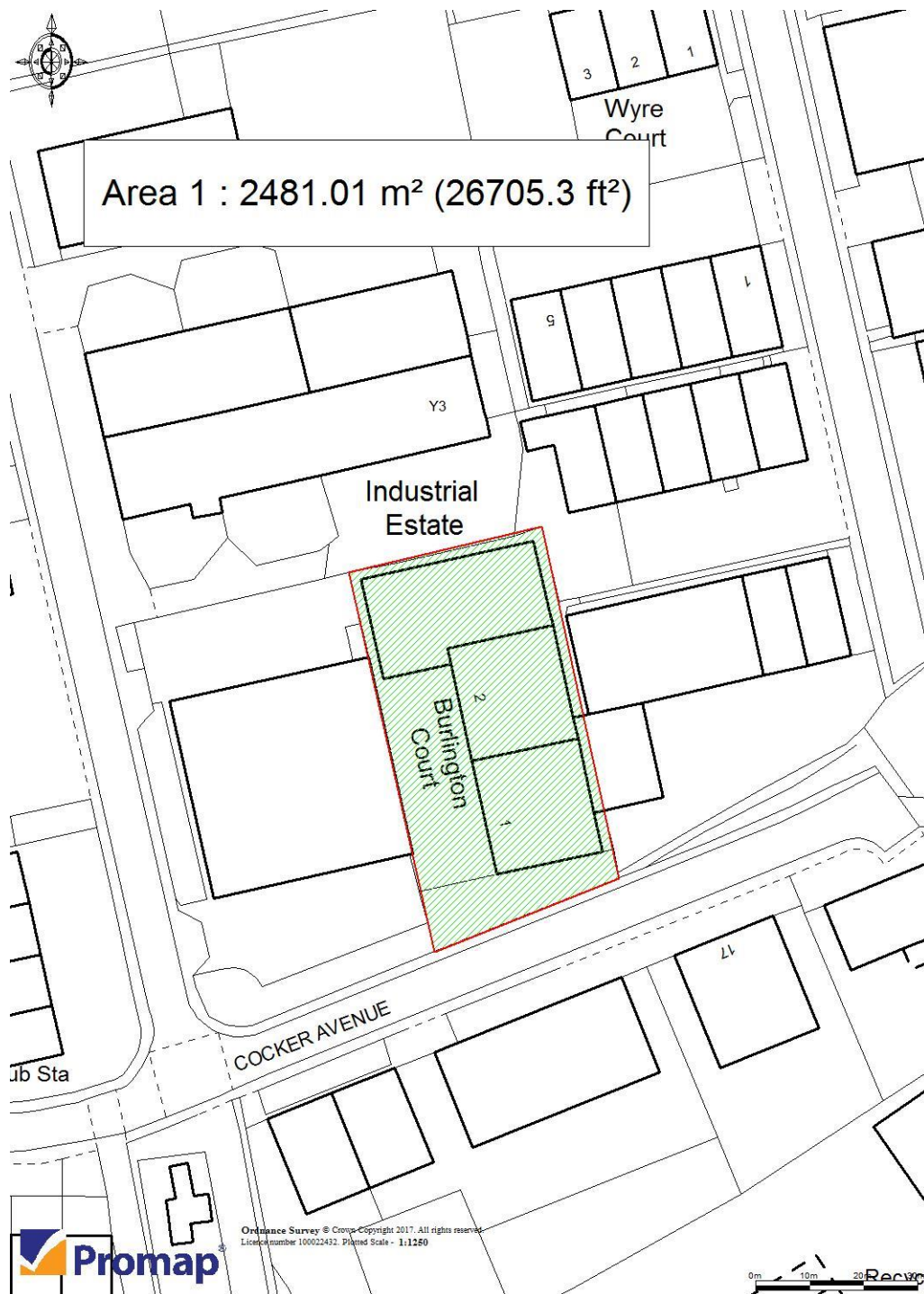
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COCKER AVENUE, POULTON BUSINESS PARK

Area 1.

Building 1: Trilanco Building, (Burlington Court) Cocker Avenue, Poulton Industrial Estate, FY6 8JF



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(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and if fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

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(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.

