

FOR SALE/TO LET

UNIT 14 THOMPSON ROAD
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5PN

- HIGH SPECIFICATION OFFICES
- TOTAL OFFICE SPACE: 3,213 SQ FT (298.5 SQ M)
- TWO STOREY ACCOMMODATION
- 9- 11 CAR PARKING SPACES
- PRESTIGIOUS WHITEHILLS BUSINESS PARK
- LIFT FACILITIES, AIR CONDITIONING
- VIEWING ESSENTIAL TO APPRECIATE QUALITY WITHIN

ASKING PRICE: £460,000 exclusive

RENTAL: £25,700 per annum incentives available



Duxburys
Commercial

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WHITEHILLS BUSINESS PARK

DESCRIPTION

This office building is situated in Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. The development itself is accessed off a major roundabout off which B&Q warehouse and Premier Inn Hotel are situated. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW, Vauxhall, Honda. The site offers a selection of office and industrial space.

The accommodation comprises of high specification purpose built two storey offices. The offices benefit from a disabled lift facility, approx 9- 11 car parking spaces and air conditioning throughout. The accommodation is mainly open plan with some private offices, kitchens and WC's. Viewings are essential to appreciate the quality within.

RATEABLE VALUE

Details to be confirmed

LEASE DETAILS

A new FRI lease is available with terms to be agreed.

LEGAL FEES

The ingoing tenant is to be responsible for the Landlords reasonable legal costs incurred during this transaction.

SERVICE CHARGE

Details to be confirmed

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.

ACCOMMODATION

ACCOMMODATION	AREA (SQ M)
GROUND FLOOR	
Reception	23.5
Male WC	3.5
Female WC	3.5
Shower Room	2.5
Offices	91.5
Plant Room/ Storage	3.2
Office	10.4
Office	10.6
Office	10.0
Staff Kitchen	21.6
FIRST FLOOR	
Office	102.7
Circulation Area	16.9
Female WC	10.7
Male WC	4.7
Meeting Room	16.9
Office	12.2
Office	11.4
Office	11.2
TOTAL GF OFFICE NIA	144.1 SQ M
TOTAL FF OFFICE NIA	154.4 SQ M
TOTAL OFFICE SPACE	298.5 SQ (3,213 SQ FT)



Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(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 s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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

(4) 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.
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