

TO LET / FOR SALE

UNIT 2A & UNIT 2B
RED MARSH COURT
OFF RED MARSH DRIVE
RED MARSH INDUSTRIAL ESTATE
THORNTON CLEVELEYS
FY5 4HR

- WORKSHOP / STORAGE UNITS
- YARD AREA TO THE FRONT FOR PARKING
- IDEAL FOR HGV LOADING / ACCESS
- 2A WORKSHOP WITH OFFICE: GIA 4,575 SQ FT
- 2B WORKSHOP: GIA 1,560 SQ FT

SALE PRICE: UNIT A - £295,000 UNIT B - £165,000 PA

RENTAL: UNIT A - £18,000 UNIT B - £12,500 PA



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RED MARSH INDUSTRIAL ESTATE

LOCATION

The units occupy a convenient and easily accessed position on Red Marsh Court off Red Marsh Drive, Red Marsh Industrial Estate, Thornton.

Red Marsh Industrial Estate is a major industrial estate within the north area of the Fylde Coast. The site is accessed off Heys Street and Holly Road.

Ease of commuting is available into the town of Thornton and then into the resort town of Cleveleys. Shops and amenities are within easy reach.

DESCRIPTION

The light industrial units provide:

- open plan workshop/storage space
- good eaves height
- vehicle access doors
- courtyard area to the front for car parking
- HGV loading/turning options
- shared access to the communal yard area with neighbouring units.

LEASE/LEGAL FEES

New FRI lease(s) available with terms to be negotiated. The incoming tenant is to be responsible for the landlord's legal fees incurred in the transaction.

BUSINESS RATES

To be confirmed.

ACCOMMODATION

2A RED MARSH COURT

Fronts onto Red Marsh Drive & additional yard and loading door via side yard:

Ground Floor GIA: 3,930 sq ft

First Floor Offices: 645 sq ft

TOTAL AREA: 4,575 SQ FT

2B RED MARSH COURT

Max depth 11.6 m

Max width 12.5 m

Total GIA: 145 sq m / 1560 sq ft

Vehicle access door.

Eaves height approx.: 4.8m

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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