

TO LET/MAY SELL AVAILABLE WHOLE OR IN PART

FIRST FLOOR OFFICES
3B TRIDENT BUSINESS CENTRE
AMY JOHNSON WAY
BLACKPOOL
LANCASHIRE
FY4 2RP

- GIA: 1200 SQ FT
- EXCELLENT LOCATION
- MODERN OFFICE ACCOMMODATION
- AIR CONDITIONING
- CAR PARKING
- *** LOCATED IN ENTERPRISE ZONE ***
- VIEWING RECOMMENDED

ENTERPRISE ZONE

RENT: £7,800 PER ANNUM EXCLUSIVE



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

TRIDENT BUSINESS CENTRE

DESCRIPTION

The offices are situated on Trident Business Centre. The offices are fitted out to a high standard within. The units are fully carpeted, air conditioned and have self contained WC and kitchenette facilities. The ground floor accommodation benefits from being partitioned into four separate offices of varying size. The first floor is open plan. There are two car parking spaces attributed to the ground floor office and two to the first floor offices with visitor parking available.

LOCATION

The park itself is situated within close proximity to Blackpool town centre and to St Annes town centre. Blackpool Business Park is also close to the M55 motorway. The Business Park is currently expanding and includes retail parks, offices and warehousing. Current occupiers on the Business Park include Blackpool Gazette, Morrisons and Warburtons.

ACCOMMODATION

First Floor: 1200 sq ft

LEASE DETAILS

A new FRI lease is available with terms to be agreed. There is also the option of a license agreement with terms to be agreed subject to contract.

LEGAL COSTS

The incoming tenant is to be responsible for the landlords legal fees incurred in the transaction.

SERVICES

Connected services (electricity and water) are subject to a 15% utilities management fee

SERVICE CHARGE

There is an annual service charge of £500

ENTERPRISE ZONE

This property is located on **The Blackpool Airport Enterprise Zone**. Subject to qualifying criteria, businesses/ occupiers could qualify for Business Rate Exemption worth up to £275,000 per business over a 5 year period. For further details please contact Clare Taylor clare@durburyscommercial.co.uk 01253 316919

RATEABLE VALUE

2010: £10,750

EPC

EPC rating: to be confirmed.

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Durburys Commercial on 01253 316919.

Disclaimer

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