

FOR SALE

on behalf of

Orbit
Developments
A MEMBER OF THE EMERSON GROUP
01625 588200
www.orbit-developments.co.uk

**NEWFIELD HOUSE
VICARAGE LANE
BLACKPOOL
LANCASHIRE
FY4 4EW**

- EXCELLENT INVESTMENT OPPORTUNITY
- GOOD QUALITY OFFICE ACCOMMODATION
- WELL LOCATED CLOSE TO THE TOWN CENTRE AND M55 MOTORWAY
- EXCELLENT CAR PARKING PROVISION (88 SPACES)
- VIEWING ESSENTIAL
- TOTAL NIA: APPROX 18,085 SQ FT

***** PRICE ON APPLICATION *****



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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NEWFIELD HOUSE, VICARAGE LANE

BLACKPOOL

Blackpool is very proud of its past and prides itself on celebrating traditional heritage while also moving seamlessly into the 21st Century and providing all the high tech facilities and attractions our millions of visitors expect.

Venturing just outside Blackpool you can enjoy both the coastal and more rural aspects that our neighbours Fylde and Wyre have to offer. There is historic fishing port of Fleetwood, numerous market towns and villages, fantastic golf courses including Royal Lytham St Annes, all the naval history that goes with being in a coastal destination, nature reserves and a picturesque countryside- all providing the perfect excursion.

Blackpool has great motorway links direct to the heart of the resort- take junction 32 off the M6, and the M55 will lead you almost to the beach!

Blackpool is well connected to the national rail network. Direct services to Blackpool North from Manchester International Airport, Manchester Piccadilly, Manchester Victoria, Liverpool Lime Street and York.

Preston Station has direct services to all major cities including: London Euston Birmingham, Glasgow and Edinburgh.

ACCOMMODATION

Newfield House is a prestigious purpose built two story office building. Currently let to ATOS IT Services UK Ltd, Provident Financial Management Services Ltd and FCMS (NW) Ltd. Suite 2 is currently vacant. Current Rent Passing: £96,836 per annum exclusive with potential for increase once Unit 2 is let.

LOCATION

Newfield House occupies a prominent position on Vicarage Lane, at its junction with Burton Road and to the South of Blackpool town centre. The location provides excellent access to the whole of the Fylde Coast, with Junction 4 of the M55 motorway less than 2 miles away providing access to the M6 and national motorway network beyond.

The locality is a busy mixed commercial area with nearby occupiers and amenities including Asda, Iceland, DW Fitness, B&M Homestores, Febland Group amongst others.

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 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.



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.
- 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.



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