

FOR SALE OFFICE INVESTMENT

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

- TOTAL GIA 2,200 SQ FT
- EXCELLENT LOCATION
- MODERN OFFICE ACCOMMODATION
- AIR CONDITIONING
- CAR PARKING
- LOCATED ON THE ENTERPRISE ZONE
- GROUND FLOOR CURRENTLY LET
- FIRST FLOOR IS OWNER OCCUPIED (VACANT POSSESSION MAY BE AVAILABLE)
- VIEWING HIGHLY RECOMMENDED

ENTERPRISE ZONE

PRICE: £190,000 EXCLUSIVE



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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TRIDENT BUSINESS CENTRE

DESCRIPTION

The offices are situated on Trident Business Centre and are fitted out to a high standard within. The units are currently carpeted, air conditioned and have self-contained WC and kitchenette facilities. There are 2 parking spaces attributed to the ground floor and 2 to the first floor with visitor car parking available. The ground floor is currently let and the first floor is owner occupied (vacant possession may be available).

LOCATION

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

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@duxburyscommercial.co.uk 01253 316919

ACCOMMODATION

First Floor: 1,200 sq ft

Ground Floor: 1000 sq ft

Total GIA: 2,200 sq ft

On site Car Parking

LEGAL COSTS

Each party is to be responsible for their own legal fees incurred during this transaction.

SERVICE CHARGES

There is an annual service charge.

EPC

EPC rating: 73, band C

RATES

2017 RV Ground floor: £7,400

2017 RV first floor: £7,600

LEASE DETAILS

The grounds floor unit is let on a 3 year lease commencing 17th November 2016 at a rent of £6,500 per annum. The lease is available upon request.

The first floor is currently occupied by the vendor. Vacant possession may be available subject to contract.

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/ Planning Disclaimer

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