TO LET

ONLY 1 UNIT REMAINING!

UNITS 1, 5, 6 & 7
K7 BUSINESS PARK
SNOWDON ROAD
QUEENSWAY INDUSTRIAL ESTATE
ST ANNES
FY8 3DP

- SIX BUSINESS UNITS AVAILABLE TO RENT
- VARY IN SIZE WITH ONE DOUBLE UNIT
- COULD BE TAKEN COMBINED
- CAR PARKING TO FRONT & REAR
- EASY IN TERMS / CONVENIENT LOCATION

RENTS: from £6,500 per annum
SNOWDON ROAD ST ANNES

LOCATION
A selection of business units ideal for small to medium sized businesses located within a parade on Snowdon Road. Snowdon Road is located on Queensway Industrial Estate and is accessed off Everest Road which in turn connects onto Klin House Lane. These roads are accessed off the main arterial route which is Queensway (B5261) which allows for ease of commuting towards Blackpool, St Annes and Lytham. Access is available towards the nearby M55 motorway which provides connection onto M6 motorway.

DESCRIPTION / RENTS
Duxburys Commercial are pleased to offer the availability of several units within this business park.

<table>
<thead>
<tr>
<th>Single Units:</th>
<th>Rents from:</th>
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<tbody>
<tr>
<td>K1 – LET AGREED</td>
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<tr>
<td>K2 – LET AGREED</td>
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<td>K3 – LET AGREED</td>
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<td>K6 – LET AGREED</td>
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<td>K7 – LET AGREED</td>
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(All) Ground Floor GIA: 75 sq m (807 sq ft) approx.
Mezzanine Floor GIA: 75 sq m (807 sq ft) approx.
Total area: GIA: 150 sq m (1615 sq ft) approx.

<table>
<thead>
<tr>
<th>Double Unit:</th>
<th>Rent from:</th>
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<tbody>
<tr>
<td>K5 – Available</td>
<td>£13,000 pa</td>
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</table>

Ground Floor GIA: 150 sq m (1614.5 sq ft) approx.
Mezzanine Floor GIA: 150 sq m (1614.5 sq ft) approx.
Total area: GIA: 300 sq m (3229 sq ft) approx.

LEASE / LEGAL COSTS
A lease will be provided by the Landlord. In the case that any legal fees are incurred in a letting, the incoming tenant will be responsible for the Landlords legal fees quoted.

RATEABLE VALUE
TBC

EPC RATING
TBC

SERVICE CHARGE
TBC

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.

Procedure Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor of 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 may be the Lessee (the “Purchaser”) to satisfy himself by inspection or otherwise as to the accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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

(5) 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 their own enquiries in this regard.