

# TO LET

UNITS 3, 4, 5 & 6  
BRACEWELL AVENUE  
POULTON BUSINESS PARK  
POULTON LE FYLDE  
FY6 8JF

## MULTIPLE UNITS

- EXCELLENT BUSINESS UNITS AVAILABLE TO RENT
- ACCESSED OFF & AT THE BOTTOM OF BRACEWELL AVENUE ON THE RIGHT HAND SIDE
- WOULD SUIT A VARIETY OF USES - STPP
- STORAGE / WORKSHOP / OFFICES / OTHER USES
- SHARED YARD LOADING/TURNING AND CAR PARKING
- INTERNAL VIEWING IS RECOMMENDED

**RENTS FROM: £7,500 PA EXC**



**Duxburys**  
Commercial

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# BRACEWELL AVE, POULTON BUS. PARK

## LOCATION

The main building, which is also occupied in part by Bronz-Glow, occupies a convenient and easily accessed position on Poulton Business Park. The business park is easily accessed off Garstang Road East (A586). This is a main arterial route connecting surrounding areas to include the town of Poulton-Le-Fylde as well as to commencing access towards the M55 expressway which connects in turn towards the M6 motorway.

To access the building simply access Poulton Business Park via Bracewell Avenue. Proceed to the very bottom of Bracewell Avenue and the building can be found on the right hand side. Duxburys Commercial will also have a To Let board on the side of the building.

## ACCOMMODATION

Measurements:	
Unit 3 Ground floor	1600 GIA <b>LET</b>
Mezzanine floor	1400 GIA <b>LET</b>
Unit 4 Ground Floor	1600 GIA <b>LET</b>
Mezzanine floor	1400 GIA <b>LET</b>
Unit 5 Ground Floor	1600 GIA <b>LET</b>
Mezzanine floor	1400 GIA <b>LET</b>
Unit 6 Ground Floor	1600 GIA
Mezzanine floor	1400 GIA
Total combined space:	12,000 GIA

Ground floor:

Max width: 8.2m x Max depth 18.3m

Measurements are approximate and gross.

Unit 6 is fitted out as offices but can be stripped out STC.

## BUSINESS RATES/EPC

Rates: TBC – small business rate relief may apply.

EPC: TBC

## DESCRIPTION

The units are accessed directly off Bracewell Avenue, within a gated yard suitable for car parking, loading and turning facilities for heavy goods vehicles:

Overview:

- Units 3, 4, 5 & 6 – subject to availability
- Can be taken on their own or together
- Provides open plan storage/workshop space or offices
- Units are interconnecting at ground floor (subject to change)
- A mix of Ground floor and Mezzanine floor storage and distribution space
- Loading/vehicle access doors

## LEASE / LEGAL COSTS

A new FRI lease is available with terms to be negotiated. The incoming tenant is to be responsible for the landlords fees incurred in the transaction

## 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

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