

# FOR SALE

## TWO SEPARATE UNITS OR COMBINED

UNIT 7 & UNIT 8  
BRACEWELL AVENUE  
POULTON BUSINESS PARK  
POULTON LE FYLDE  
FY6 8JF

- WAREHOUSE / WORKSHOP BUILDINGS WITH OFFICES
- FRONT ENTRANCE OFF BRACEWELL AVENUE
- REAR CAR PARK & 2 NO. LOADING DOORS TO REAR
- WHOLE BUILDING TOTAL GIA: 834 SQ M (8977 SQ FT)
- NO. 7 & NO. 8 – ALSO AVAILABLE SEPARATELY

**ASKING PRICES: UNIT 7 & 8: £395,000 - COMBINED**

**UNIT 7: £220,000     UNIT 8: £220,000**



**Duxburys**  
Commercial

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# BRACEWELL AVENUE POULTON LE FYLDE

## LOCATION

Industrial/office building(s) that occupy a convenient location on Bracewell Avenue Poulton Business Park. The business park is easily accessed off Garstang Road East, directly onto Bracewell Avenue. Proceed down Bracewell Avenue towards the bottom of the road where the units can be found on the left hand side. Ease of commuting is available into the town of Poulton Le Fylde, to local shops and amenities and towards the M55 motorway.

## DESCRIPTION

A Freehold title is available with this property.

**Unit 7 & Unit 8 are presently used as a whole** and provide open plan industrial/workshop space, accessed to the rear via two vehicle access loading doors. There is a front pedestrian entrance via a reception. To the first floor are offices and storerooms with the additional benefit of an open plan mezzanine storage space. The building combined presently provides a good mix of accommodation and would suit a variety of alternative businesses and users.

**Two separate units:** it is possible to purchase Unit 7 & Unit 8 separately. Each unit would provide a ground floor space of approx. 3,500 sq ft GIA.

Internal viewings are highly recommended to appreciate the range of accommodation on offer and the potential that the property provides.

## EXTERNALLY

To the rear of the property is a large car park providing multiple car parking spaces and access for heavy goods vehicles and loading to the rear of the unit. Within this car park there are some allocated car park spaces for the neighbouring units. The car park would be split if sold as two units.

## ACCOMMODATION

### WHOLE UNIT

#### GROUND FLOOR

GIA: 650 sq m (7000 sq ft)

#### FIRST FLOOR

Offices/storage 74 sq m (797 sq ft)

Open plan mezzanine storage 110 sq m (1184 sq ft)

**TOTAL GIA: 834 SQ M (8977 SQ FT)**

**UNIT 7 – GROUND FLOOR AREA: 3,500 SQ FT**

**UNIT 8 - GROUND FLOOR AREA: 3,500 SQ FT**

## BUSINESS RATES

To be confirmed

## EPC RATING

To be confirmed

## 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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