

# FOR SALE

WARWICK HOUSE  
KILNHOUSE LANE  
ST ANNES  
FY8 3DU

- OFFICE BUILDING WITH WORK SHOP SPACE
- IDEAL AS AN OFFICE HEADQUARTERS
- WOULD SUIT SUB-DIVISION AND LETTING OUT
- ABUNDANCE OF CAR PARKING & A CAR PARK
- GROSS INTERNAL AREA APPROX 17,689 SQ FT

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**ASKING PRICE: OFFERS OVER £1,000,000**

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Above photo of the car park adjacent to the main building



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# KILNHOUSE LANE, ST ANNES

## LOCATION

This large office building/office headquarters occupies a convenient and sought after location at the entrance to Queensway Business Park, which is the main business park/industrial estate for St Annes. The premises occupy the corner position on the corner of Everest Road and Kilnhouse Lane. Kilnhouse Lane is a main arterial route that connects onto Queensway (B5261). Queensway connects Blackpool with Lytham St Annes.

## DESCRIPTION

Duxburys Commercial are delighted to bring to the market this large office premises with workshop/storage space. The building presently comprises of a headquarters of the Progress Housing Group, who are planned to re-locate soon.

- Total area approximately GIA 17,689 sq ft
- This offers a mix of cellular offices, circulation areas and open plan office/storage accommodation.
- Rear workshop space with loading door
- An abundance of car parking to the front, both sides of the building and also an allocated car park accessed off Everest Road which is adjacent to the building.
- This building would suit a headquarters requirement providing an abundance of office accommodation that could be re-configured to suit differing requirements.
- This building also offers an investment opportunity with the building being easily split down into different office suites to be let out.
- The building provides the usual facilities to include kitchen, break out room, WCs and store rooms.
- The front of the building fronts onto Kilnhouse Lane with a main front entrance and reception area.
- The building is available with vacant possession subject to a noticed period to be agreed.
- **Additional photos can be seen to the back page**

## ACCOMMODATION

**Gross Internal Area approx. 17,689 sq ft**

To include all offices, staff areas, circulation space, WC's, storage and workshop space.

**Ground floor space: GIA 16,746 sq ft / 1,555.8 sq m**

**First floor space: GIA 943 sq ft / 87.6 sq m**

**Total: GIA 17,689 sq ft / 1643.4 sq m**

## RATEABLE VALUE

TBC

## EPC RATING: F

## 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

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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.



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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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