

TO LET

OFFICE BUILDING 2
BURTON ROAD
BLACKPOOL
LANCASHIRE
FY4 4NW

- MAINLY OPEN PLAN OFFICE ACCOMMODATION
- CIRCA 20 CAR PARKING SPACES
- AVAILABLE BY WAY OF ASSIGNMENT / SUB-LET
- TOTAL NIA: 5,000 SQ FT (465 SQ M)

RENTAL: £25,000 PA EXC. APPROX. £5.00 PER SQ FT



Duxburys
Commercial

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BURTON ROAD BLACKPOOL

LOCATION

This office building occupies a convenient location on Burton Road which is accessed directly off Vicarage Lane. It allows ease of commuting to various areas of Blackpool. Local bus routes run nearby. The building is in close proximity to an Asda supermarket and other local shops and amenities.

DESCRIPTION

The office building comprises of a large open plan office space with the additional benefit of single offices. In addition to the open plan office space there is a main entrance with inner hallway, WC's off, storage and a kitchen/staff room.

A major benefit of the office space is an abundance of car parking. There are approximately 20 car parking spaces available with Office Building 2.

The office space is presently leased by a firm of Stockbrokers who have alternative accommodation to move to therefore the space is available with immediate effect.

The office space is available by way of assignment of the present lease or by way of a sub-letting. An internal viewing of the office space is recommended.

RATEABLE VALUE

To be confirmed.

ACCOMMODATION

Office space NIA: 4730 sq ft

Kitchen/breakout room NIA: 270 sq ft

Total NIA: 5,000 sq ft

The above measurements are approximate.

LEASE

The office space is available by way of assignment of the present lease or by way of a sub-letting.

EPC

EPC rating: to be confirmed

VAT

All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

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