

TO LET

UNITS: 22, 23, 24 & 25
KINCRAIG COURT
KINCRAIG ROAD
(BISPHAM) BLACKPOOL
FY2 0FY

- NEW BUILD BUSINESS UNIT(S)
- GROUND FLOOR GIA 625 SQ FT – PER UNIT
- POTENTIAL FOR MEZZANINE FLOOR(S)
- THREE CAR PARKING SPACES TO THE FRONT
- CONVENIENT & EASILY ACCESSED LOCATION

RENTS: ALL UNITS - £7,000 PA EXC + VAT



Duxburys
Commercial

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KINCRAIG COURT, BLACKPOOL

DESCRIPTION

New build business unit(s) available to rent:

Units 22, 23, 24 & 25

- Ground floor space: 625 sq ft
- New build business units
- Available separately or combined
- Suitable for a variety of uses (subject to consent) to include trade, warehouse, workshop & offices etc
- Sectional roller loading door to each unit
- Personal access door
- 3 car parking spaces to the front.
- Three phase electrics (an option)
- WC / kitchenette area provided
- These units are located to the back row of the front block

BUSINESS RATES

To be confirmed.

SERVICE CHARGE

Per Unit: £340 pa + vat.

A Service Charge schedule is available on request detailing the points covered.

LEGAL COSTS

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

LOCATION

Kincraig Court is located in north Blackpool / Bispham area. Blackpool town centre is located approximately 2 miles away. The position provides ease of access towards Amounderness Way which commences access to the M55 motorway and the M6.

DIRECTIONS

From north shore Blackpool proceed along Moor Park Avenue, continue straight over the first roundabout and at the next roundabout turn left into Kincraig Road. Proceed down and the third entrance on the right is that of Kincraig Court. Proceed to the back block, on the right hand side, to access the unit.

From Amounderness Way (A585) take the turning off the roundabout onto Norcross Lane. Proceed straight down to the next roundabout and take the left turning onto Faraday Way. Proceed to the far end of Faraday Way and at the roundabout turn right into Kincraig Road. Proceed down and the third entrance on the right is that of Kincraig Court. Proceed to the back block, on the right hand side, to access the unit.

VIEWING ARRANGEMENTS

Through our office on 01253 316 919 Option 1 or email: adam@duxburyscommercial.co.uk

VAT

The figures detailed are subject to VAT at the prevailing rate.



Above is a CGI illustration image of Kincraig Court