

**FINAL 4  
UNITS  
REMAINING**



**FOR SALE / LET  
NEW BUSINESS  
UNITS – 750 sqft**

**ENTERPRISE COURT**

**PART OF  
BLACKPOOL  
ENTERPRISE ZONE  
Amy Johnson Way  
Blackpool  
FY4 2FF**

#### **LOCATION:**

The properties are located within Blackpool's premier business park, accessed off Squires Gate Lane (A5230) which in turn links directly to junction 4 of the M55. Occupiers within Blackpool Business Park include Warburtons, The Chamber of Commerce, Blackpool Borough Council and The Insolvency Service, together with a number of national and local operators.

#### **DESCRIPTION:**

Enterprise Court is a new commercial development within the successful Blackpool Business Park. The development comprises a series of small business units suitable for workshop, warehouse and office use. The units will benefit from:

- Solid concrete floor
- Eaves height 7 metres (rear), 4.5 metres (front)
- Unisex/disabled toilet
- Electricity, mains water, drainage and telecoms to each unit
- Optional mezzanine floor installation to create additional 375 sq ft
- Two car parking spaces per unit, additional spaces available.

#### **FLOOR AREAS:**

Approximate gross internal areas: 750 sq ft (69.67 sq m)

**Current availability: Units 3, 4, 5 & 10**

#### **TENURE:**

Units are available by way of a long leasehold interest from £89,500 + VAT.

#### **RATES:**

These properties qualify for full business rates relief as part of the Blackpool Enterprise Zone.

The Blackpool Enterprise Zone is set to become a centre of excellence for the energy sector and includes the flagship Lancashire Energy HQ, a development by Blackpool & The Fylde College providing a dedicated new training facility for energy technicians. For further information on the Blackpool Enterprise Zone please contact Blackpool Fylde and Wyre EDC on 01253 478729 or visit [www.blackpoolez.com](http://www.blackpoolez.com)

#### **SERVICE CHARGE:**

A service charge will be levied to cover the shared costs in relation to the maintenance and upkeep of the estate.

#### **LEGAL FEES:**

Each part to be responsible for its own legal costs in connection with the transaction.

#### **VIEWING**

**Strictly by appointment**

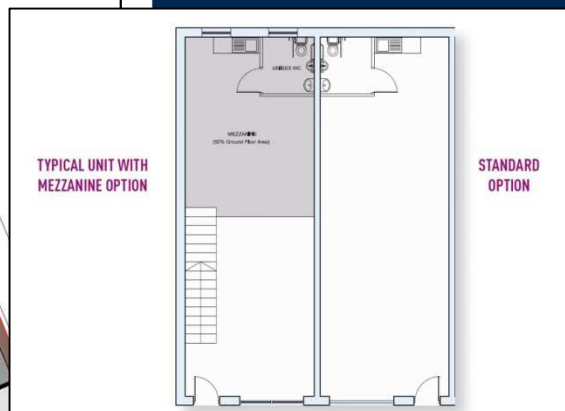
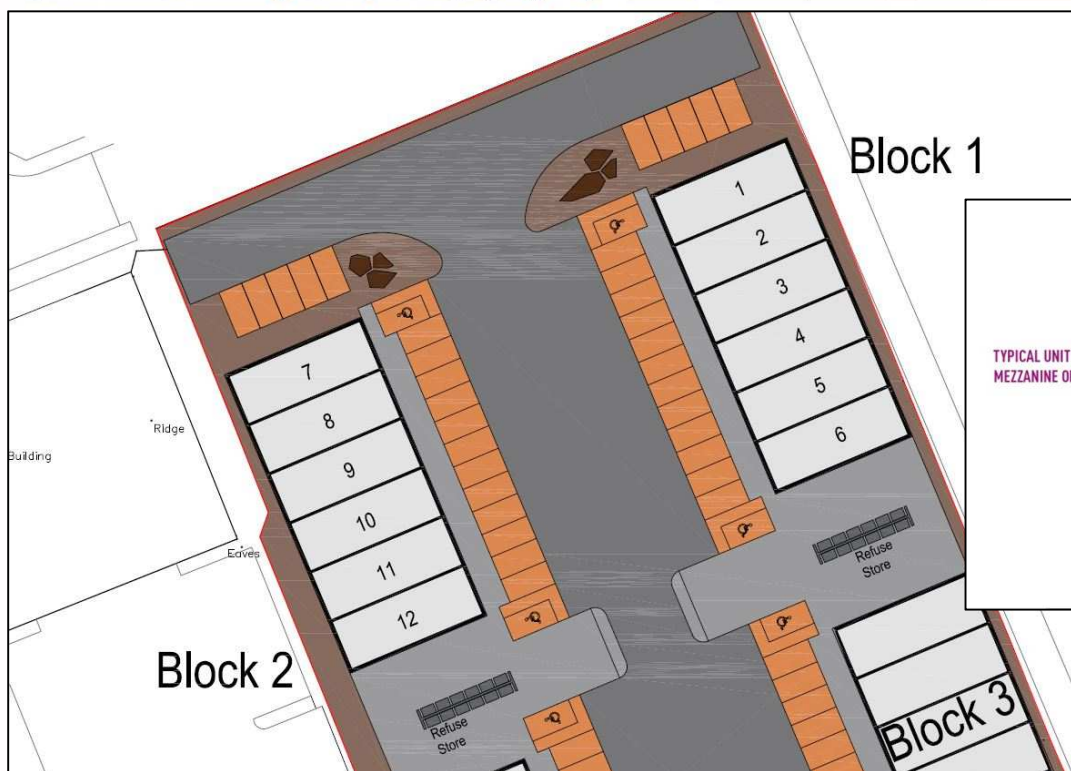
#### **CONTACT**

**Mark Harrison  
01772 769000  
[mark@pinkus.co.uk](mailto:mark@pinkus.co.uk)**

**01772 769000  
[www.pinkus.co.uk](http://www.pinkus.co.uk)**

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