

AVAILABLE  
IMMEDIATELY



**TO LET**  
**NEW BUSINESS**  
**UNIT 1,125 sq ft**

**UNIT 6**  
**ENTERPRISE COURT**  
**PART OF**  
**BLACKPOOL**  
**ENTERPRISE ZONE**  
**Amy Johnson Way**  
**Blackpool**  
**FY4 2FF**

**LOCATION:**

The property is 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. Unit 6 benefits from:

- Solid concrete floor
- Eaves height 7 metres (rear), 4.5 metres (front)
- Unisex/disabled toilet
- Electricity, mains water, drainage and telecoms
- 375 sq ft mezzanine floor
- Two car parking spaces

**FLOOR AREAS:**

Approximate gross internal area: 750 sq ft (69.67 sq m)  
Plus mezzanine 375 sq ft (34.83 sq m)  
Total 1,125 sq ft (104.50 sq m)

**TENURE:**

The Unit is available on a full repairing and insuring lease.

**RENT:**

£750 per month exclusive.

**RATES:**

This property qualifies for full business rates relief as part of the Blackpool Enterprise Zone. For further information on the Blackpool Enterprise Zone please contact Blackpool Fylde and Wyre EDC on 01253 478729 or visit [www.blackpoollez.com](http://www.blackpoollez.com)

**SERVICE CHARGE:**

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

**LEGAL FEES:**

Each party to be responsible for its own legal costs in connection with the letting.

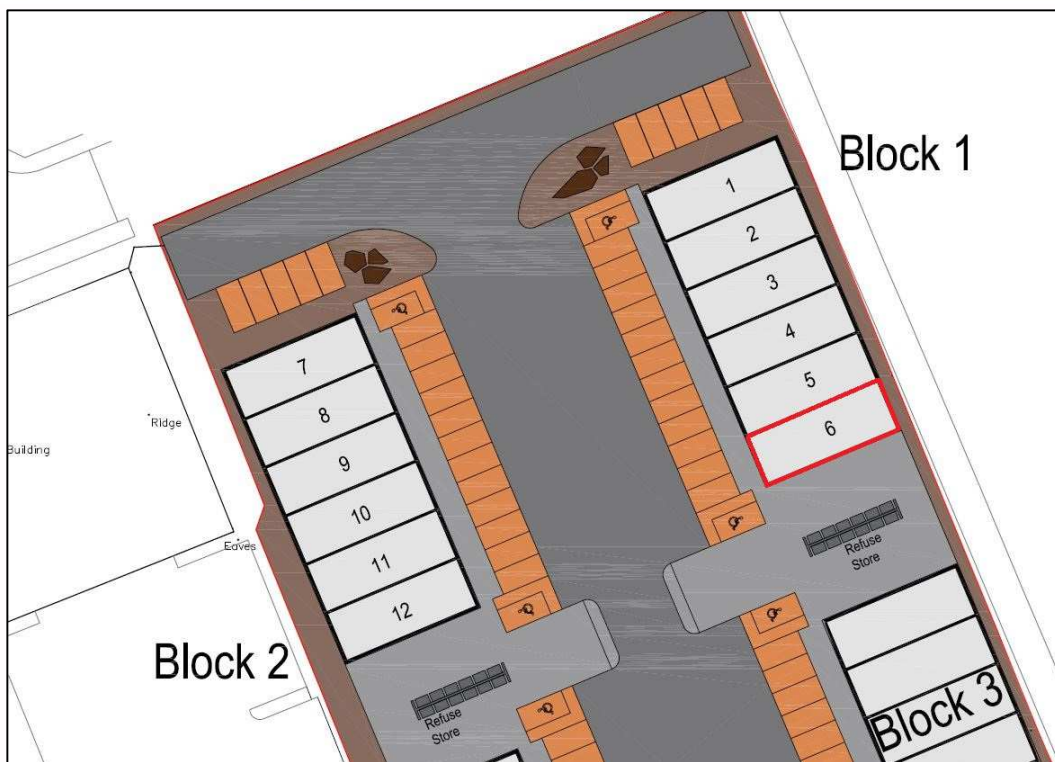
**VIEWING**  
Strictly by appointment

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