

# TALBOT GATEWAY BLACKPOOL'S NEW COMMERCIAL QUARTER

Award-winning scheme with units to let from 1,000 sq ft (93 sq m)

[www.talbotgateway.com](http://www.talbotgateway.com)

## OCCUPIERS:

Sainsbury's

MR BASRAI'S  
World Cuisines

COFFEE  
REPUBLIC

SUBWAY

## RECENTLY SIGNED:

the  
gym  
find your fit





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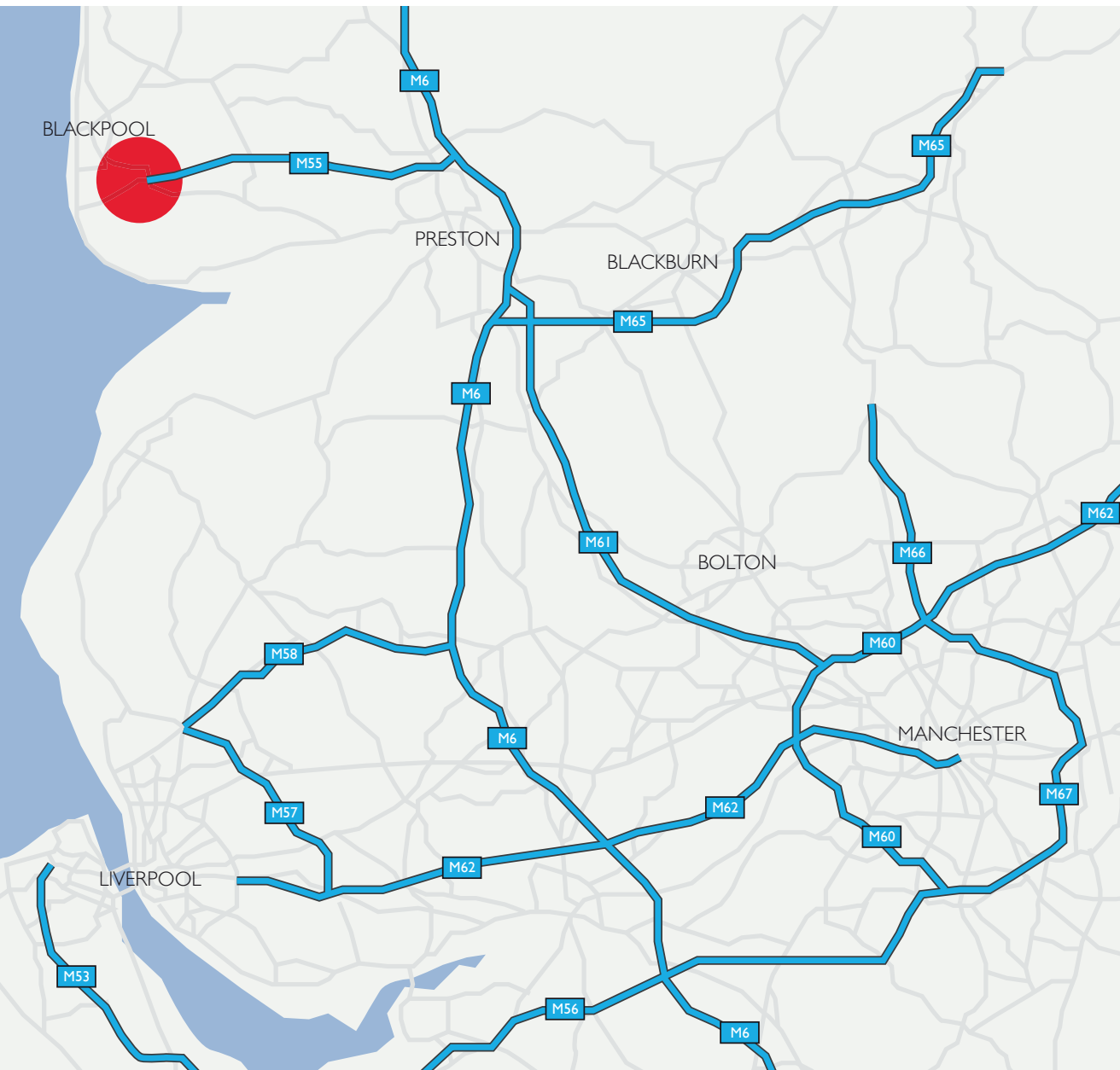
## THE CHANGING FACE OF BLACKPOOL

Located on the Lancashire coast and famous for its Tower, promenade, seven miles of sandy beach and the magic of its illuminations, Blackpool is the second largest tourist location in the UK, attracting around 15m visits a year; with a combined spend of more than £1.1bn\*.

Blackpool, which has a resident population of more than 140,000, is one of the North West's leading retail centres. It is located approximately 50 miles (80 km) north west of Manchester; 48 miles (77 km) north of Liverpool and 17 miles (27 km) west of Preston.

The town benefits from excellent communication links. By road, the M55 links directly with J32 of the M6. By rail, there are regular services to London (Euston), Liverpool, Manchester, Preston and surrounding towns.

\*Source: Blackpool Council



## LOCATION & ACCESSIBILITY

The town has excellent transport links with two train stations and connections to the national motorway network through the M55 which joins the M6.

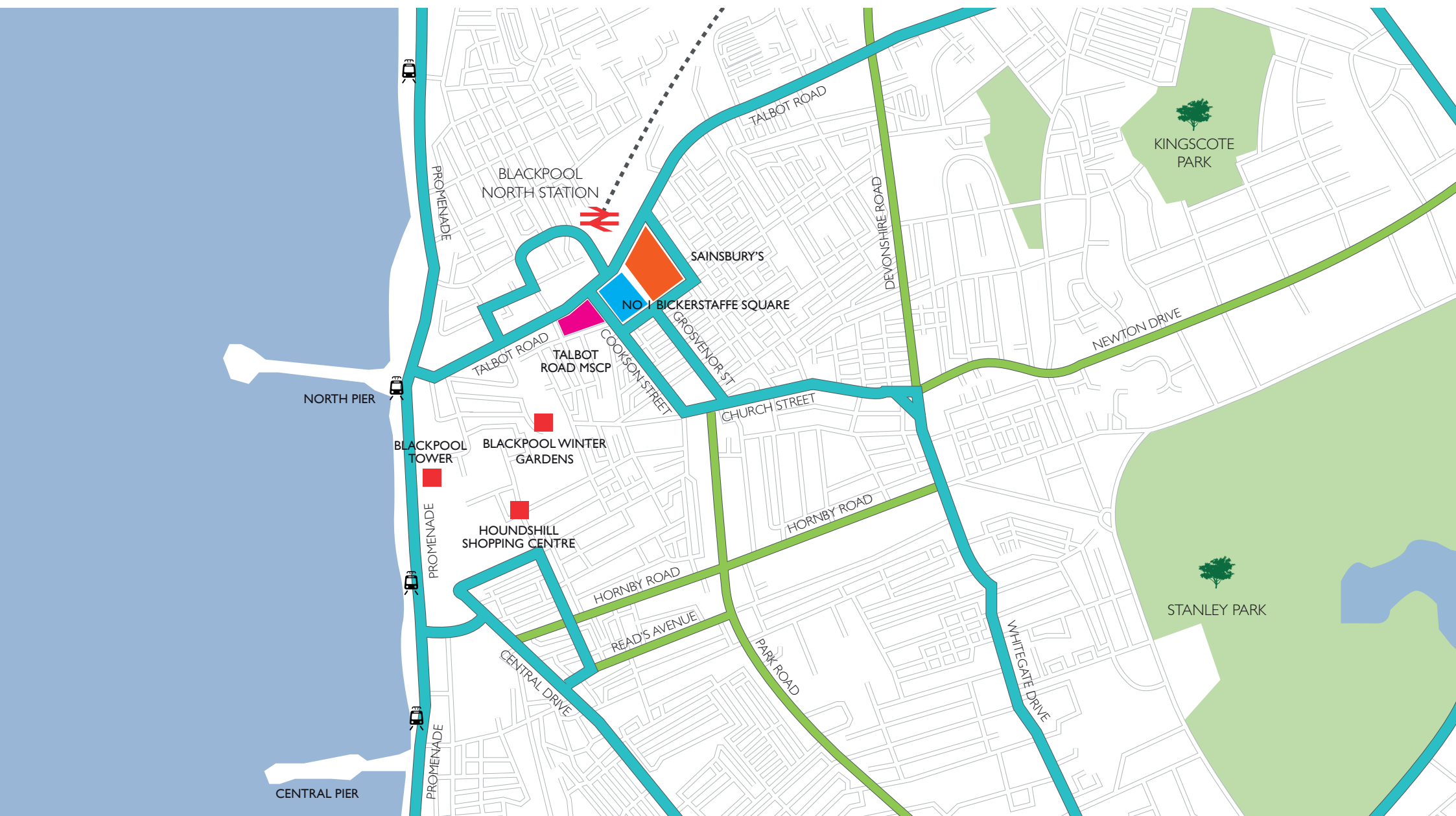
### BY TRAIN

Manchester – 1h 12 mins  
Manchester airport – 1h 33 mins  
Liverpool airport – 1h 46 mins  
Preston – 27 mins  
Bolton – 50 mins  
London Euston – 3h 9mins  
(direct service commencing Dec 2014)

### BY ROAD

Bolton – 44 mins  
Manchester – 1h 4 mins  
Preston – 25 mins  
Liverpool – 1h 5 mins  
Birmingham – 2h 18 mins

**SAT NAV** FY1 3AZ







BLACKPOOL TOWER

Talbot Gateway Central Business District

NORTH PIER

PROMENADE

HOUNDS HILL  
SHOPPING  
CENTRE

WINTER GARDENS

MULTI STOREY  
CAR PARK

BLACKPOOL  
CENTRAL\*

BLACKPOOL NORTH

NO 1 BICKERSTAFFE SQUARE

SAINSBURYS

TALBOT ROAD





# CENTRAL BUSINESS DISTRICT

The opportunities form part of the first phase of Blackpool's Talbot Gateway Central Business District, which is a major mixed-use regeneration scheme set to transform the heart of Blackpool town centre.

Talbot Gateway covers approximately 25 acres and is strategically located opposite Blackpool North railway station in the centre of town. More specifically, the opportunities occupy a prominent site at the junction of Talbot Road (A586) and Cookson Street.

Phase one includes:

- The development of extensive retail and business space
- A 126,000 sq ft, five-story energy-efficient office building 'Number One Bickerstaffe Square'
- A refurbished 650-space Multi-Storey Car Park
- A 120,000 sq ft flagship Sainsbury's food store
- 17,250 sq ft pre-let to the Gym Group (Opening October 2016)

There are 1,500 people employed at Talbot Gateway following completion of the office building at Number One Bickerstaffe Square and the Sainsbury's food store.





# SCHEME OVERVIEW

## NUMBER ONE BICKERSTAFFE SQUARE

126,000 sq ft, five-storey building, high specification modern office accommodation provided over four floors. Blackpool Council will occupy the 2nd, 3rd and 4th floors. The 1st floor is available to let with suites from 7,000 sq ft to 21,592 sq ft.

## SAINSBURY'S

A new Sainsbury's food store is also on site, including 60,000 sq ft of sales space and 600 car parking spaces.

## MULTI-STOREY CAR PARK RETAIL SPACE

Talbot Road Multi-Storey Car Park (MSCP) originally built in the 1930's has recently undergone and completed a full refurbishment. The building has won the British Car Parking award for 'Best Refurbishment' after breathing new life into the 650 space car park.

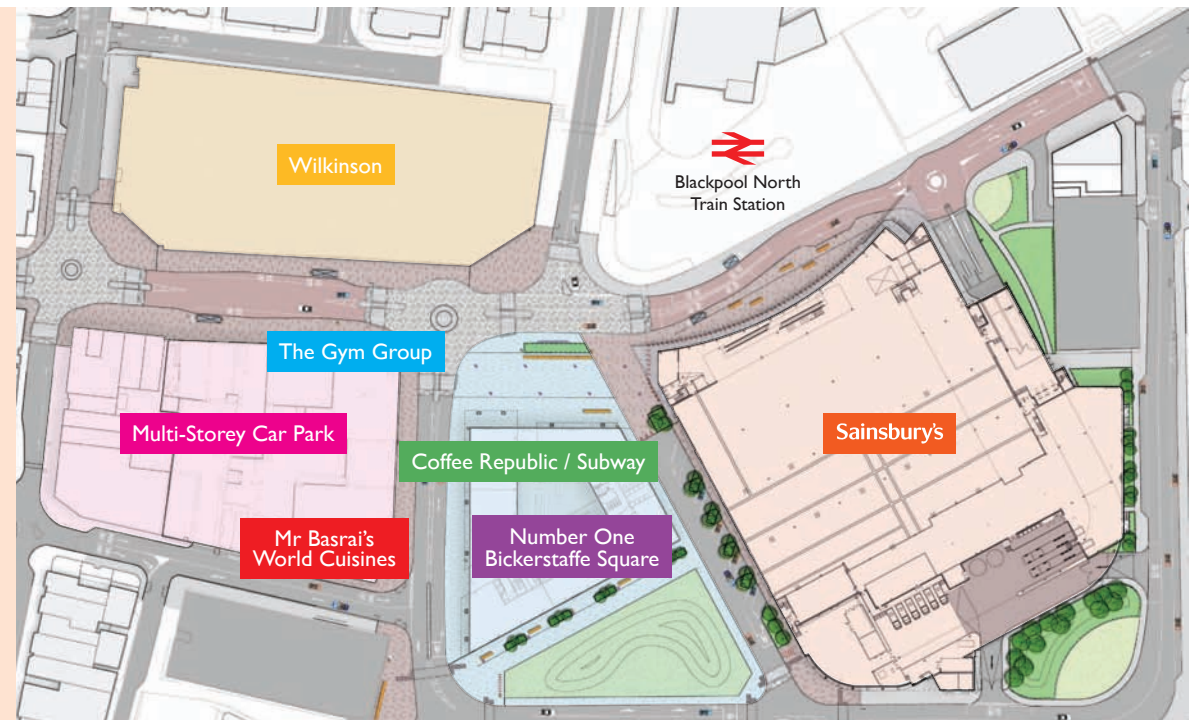
# AWARDS

Best Corporate Workplace  
Car Park Refurbishment of the Year  
Development of the Year  
Green Hero Award  
Energy Efficient Building of the Year  
Civic Trust Award (Nr One Bickerstaffe Square)  
Civic Trust Award (Talbot Gateway)  
National Civic Trust (Nr One Bickerstaffe Square)

Planning for Economic Growth  
National Civic Trust – Sainsbury's Supermarket  
Sustainability Award

British Council for Offices Awards 2015  
British Parking Awards 2014  
Insider Property Awards 2014  
Newgold (Together Housing Group) 2014  
The Energy Awards 2014  
Blackpool Civic Trust Awards 2015  
Blackpool Civic Trust Awards 2015  
Civic Trust Awards 2015

Planning Awards 2014 (Finalist)  
Civic Trust Awards 2015 (Commendation)  
Placemaking Awards 2015 (Finalist)





# BIG THINGS COMING TO BLACKPOOL

## RETAIL AND LEISURE UNITS (BELOW TALBOT ROAD MULTI-STOREY CAR PARK)

Unit 1	Mr Basrai's World Cuisines
Unit 2	Let to The Gym Group
Unit 3	
Unit 4	
Unit 5	

Consideration will be given to the sub-division of units where possible; subject to contract

## RETAIL AND COFFEE SHOP UNITS AT NUMBER ONE BICKERSTAFFE SQUARE (BELOW THE NEW COUNCIL OFFICES)

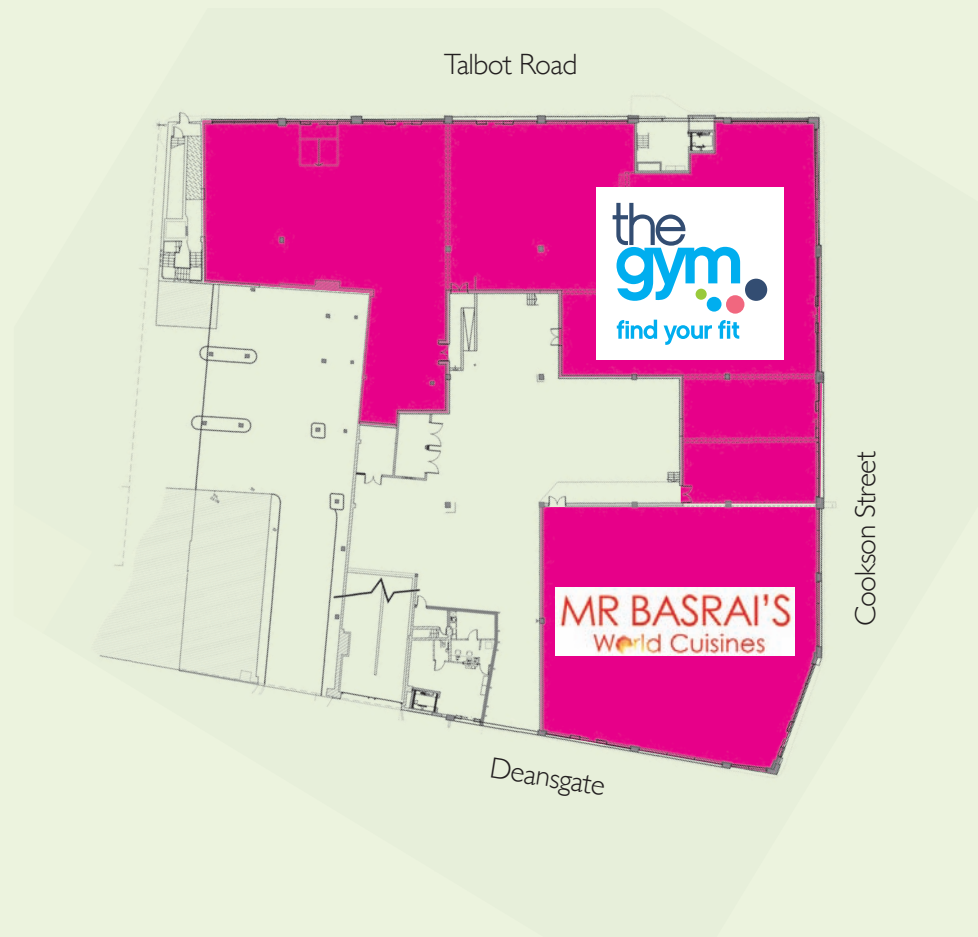
Unit 1a	Subway	
Unit 1b	Tourist Info Office	
Unit 2a	Coffee Republic	
Unit 2b	1,061 sq ft	99 sq m
Unit 3	2,691 sq ft	250 sq m
Unit 4	7,800 sq ft	724.6 sq m

Consideration will be given to the sub-division of units where possible; subject to contract

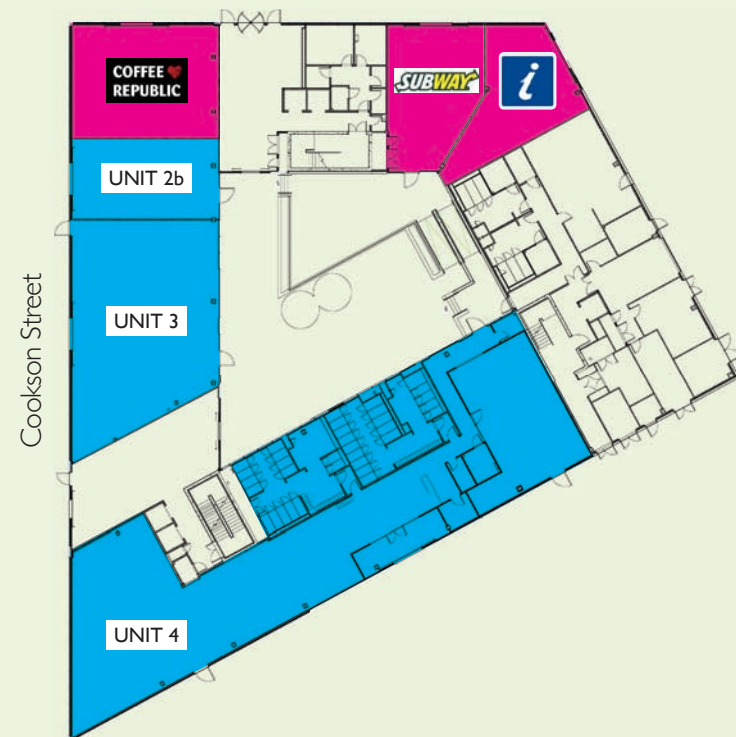




MULTI-STOREY CAR PARK



NUMBER ONE BICKERSTAFFE SQUARE





# THRILLING PROSPECTS FOR LOCAL COMMUNITY

## PLANNING

Approval for Reserve Matters consent has been granted for retail uses falling under Class A1 (Retail) and Class A3 (Restaurants and Cafés). Alternatively, uses such as Class A2 (Financial and Professional) and Class A4 (Drinking establishments such as wine bars) may also be considered.

## LEASE AND ASKING TERMS

Accommodation is available by way of a new effective FRI lease for a term to be agreed. Details of the asking rent and estimated service charge are available on application.

## RATEABLE VALUE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE

A copy of an Energy Performance Certificate (EPC) can be made available upon request.

## LEGAL COSTS

Each party is to be responsible for legal costs incurred the transaction.

## VAT

All prices quoted are exclusive of VAT.







**Blackpool Council**

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For further information and requests to view, please contact the joint letting agents:

Website: [www.talbotgateway.com](http://www.talbotgateway.com)

Email: [hello@talbotgateway.com](mailto:hello@talbotgateway.com)

**AGENTS:**



Adam Taylor

[adam@duxburyscommercial.co.uk](mailto:adam@duxburyscommercial.co.uk)

Andrew Bather

[andrew@duxburyscommercial.co.uk](mailto:andrew@duxburyscommercial.co.uk)



Gavin Anderson

[Gavin.Anderson@Montagu-Evans.co.uk](mailto:Gavin.Anderson@Montagu-Evans.co.uk)

Gordon McGregor

[Gordon.McGregor@Montagu-Evans.co.uk](mailto:Gordon.McGregor@Montagu-Evans.co.uk)