

TO LET AVAILABLE WHOLE OR IN PART

FIRST FLOOR (F2 & F3)
15 OLYMPIC COURT
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5GU

- MODERN HIGH QUALITY OFFICE
- APPROX TOTAL NIA 1766 SQ FT
- CAN SPLIT F2: 444 SQ FT & F3: 1322 SQ FT
- PRESTIGIOUS BUSINESS PARK LOCATION
- HIGH SPECIFICATION ACCOMMODATION
- CLOSE TO M55
- VIEWING ESSENTIAL
- LIFT FACILITY
- CAR PARKING ON SITE

£12.00 PER SQ FT PER ANNUM EXC

DISCOUNTED RENT FOR YEAR 1: £10.00 PER SQ FT PA EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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OLYMPIC COURT, BLACKPOOL

LOCATION

This prestigious development Olympic Court is situated on Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW, Vauxhall and Honda. Other occupiers include Travis Perkins and B & Q. The site offers a selection of office and industrial space.

DESCRIPTION

Olympic Court is a new development of high quality office and business units.

Key Features:

- Facing brickwork & tiled pitched roof
- Aluminium powder coated window frames
- Double glazed windows
- Flush doors veneer faced
- Brushed aluminium internal ironmongery
- 3 compartment skirting trunking to office areas
- Gas fired wet central heating system
- Carpeting to office areas
- Tiled reception area
- Suspended ceilings
- Category 2 Lighting
- Smoke/fire detectors
- Security system
- Extensively landscaped

ACCOMMODATION

Total NIA approx. 1766 SQ FT

Car Parking Spaces: TBC

LEASE DETAILS

A new FRI lease is available with terms to be agreed.

VAT

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

SERVICE CHARGE

A site service charge is levied. Details available on request.

EPC

EPC rating: B

RATEABLE VALUE

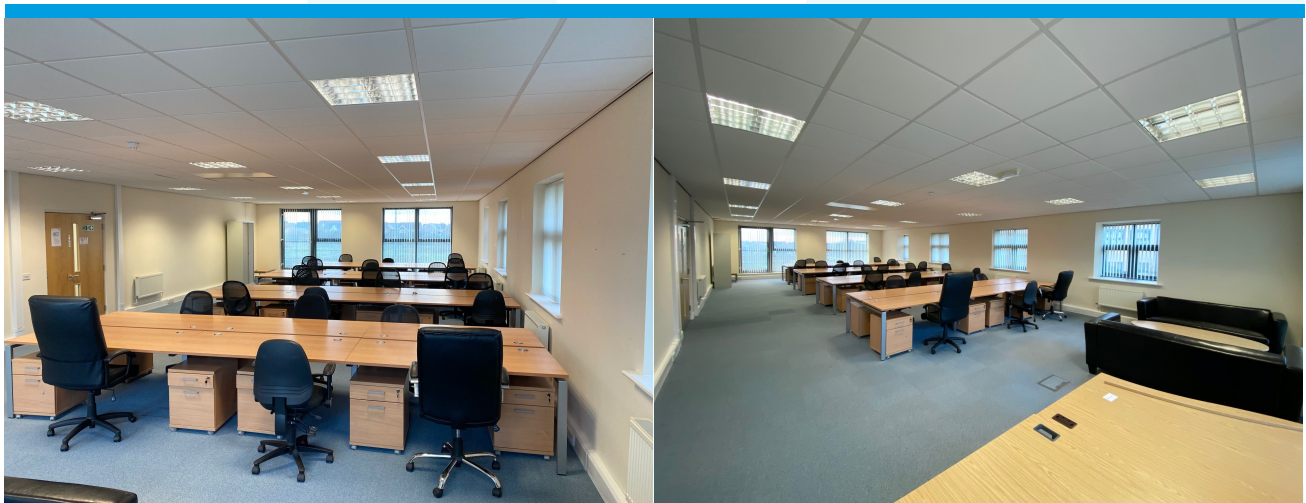
To be assessed

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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 - (4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.
- Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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