



WAREHOUSE ACCOMMODATION

TO LET BY WAY OF ASSIGNMENT

Amy Johnson Way
Blackpool Business
Park
Blackpool
FY4 2RP

LOCATION

The property is situated on Amy Johnson Way within Blackpool Business Park, the Fylde Coast's premier business location. The Park comprises retail, supermarket, car dealerships and a number of warehouse, manufacturing and office organisations and lies approximately 2 miles to the west of the M55 motorway which provides direct access via the Squires Gate Lane link road. Current occupiers in the vicinity include BCC, City Plumbing, Wolseley, McDonalds, Morrisons Supermarket and Warburtons.

DESCRIPTION

The property comprises an end bay steel portal framed warehouse with integral office and WC accommodation with external loading on to a surfaced yard/car park. There is an additional mezzanine floor within the warehouse which is accessed via a metal framed staircase. Loading is via a sectional up and over door to the side and the unit is lit via high bay sodium lighting. The minimum eaves height is approximately 16ft.

FLOOR AREAS

Ground Floor	230.76 sq. m.	(2,484 sq. ft.)
Mezzanine	130.34 sq. m.	(1,403 sq. ft.)
TOTAL	360.27 sq. m.	(3,878 sq. ft.)

TERMS

The property is available by way of assignment of the existing full repairing and insuring lease at a rent of £21,250 per annum. The lease is on a 10 year term from 15/08/2017 and there is an option to break on 15/08/2022

ENTERPRISE ZONE

The property is located in the Enterprise Zone. For further information regarding possible business rates savings please contact The Enterprise Zone Team at Blackpool Council on 0808 1644922 or visit www.blackpoolez.com

RATES

To be assessed.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

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

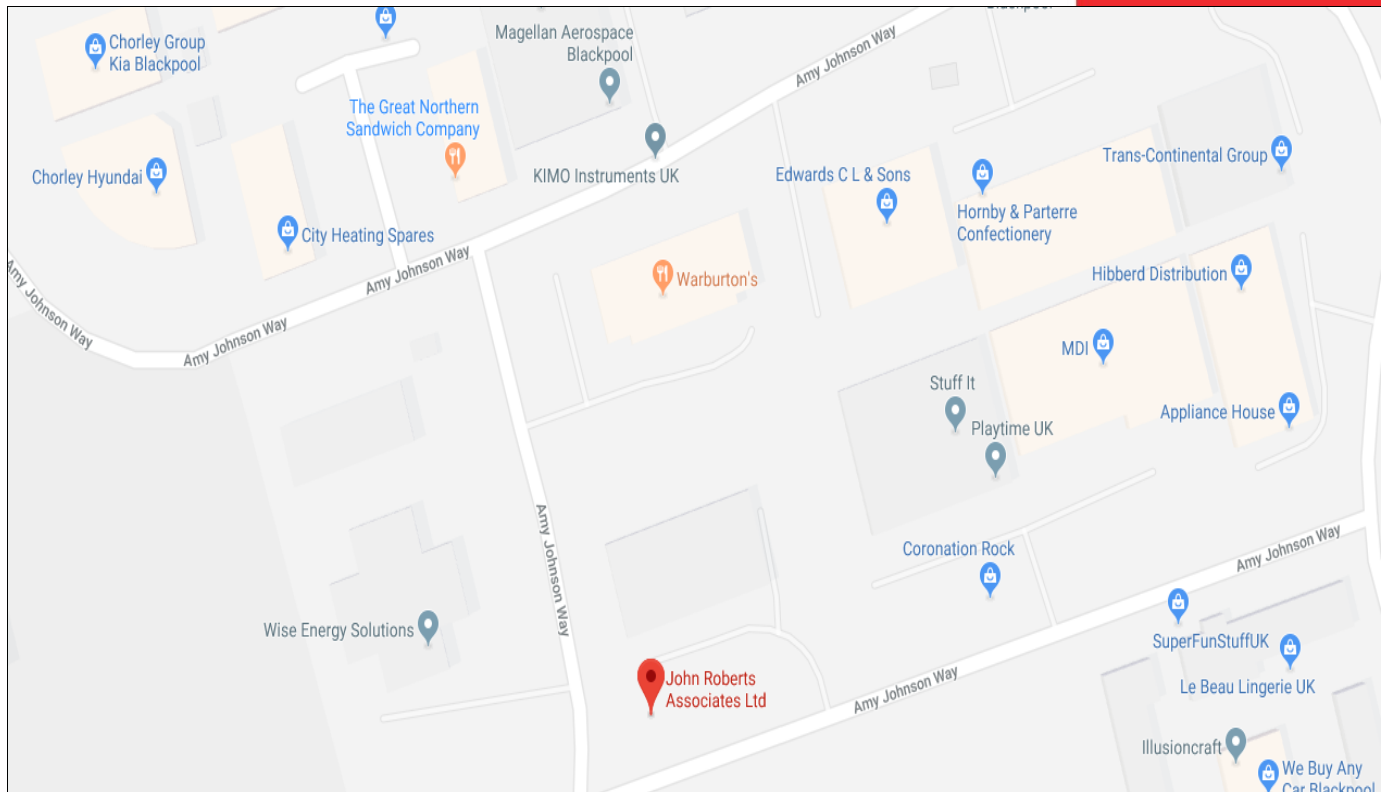
VIEWING
Strictly by appointment

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Energy Performance Certificate
Non-Domestic Building

UNIT B
John Roberts Associates
Amy Johnson Way
BLACKPOOL
FY4 2RP

Certificate Reference Number:
9796-3052-0165-0491-1191

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

This is how energy efficient the building is.

Technical Information

Benchmarks

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 360
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 38.45
Primary energy use (kWh/m² per year): Not available

Buildings similar to this one could have ratings as follows:
31 If newly built
91 If typical of the existing stock

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

1 Winckley Court,
Chapel Street,
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