



**INDUSTRIAL/
WAREHOUSE
/LOGISTICS
SPACE
TO LET**
Squires Gate
Industrial Estate,
Squires Gate Lane
Blackpool
FY4 3RN

LOCATION

Blackpool is located approximately 50 miles north west of Manchester and 18 miles (28.9km) west of Preston. Blackpool has excellent road communications with the M55 motorway providing a link to Junction 32 of the M6 motorway within 12.4 miles (19.9 km) which leads to the M65 and M61 motorways.

Squires Gate Industrial Estate is situated fronting Squires Gate Lane (A5230), approximately 206 miles (4.2 km) to the south of Blackpool Town Centre and immediately adjacent to Blackpool Airport. Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55 2 miles (3.2 km) to the east.

DESCRIPTION - The premises forms a large industrial/warehouse complex and provides large areas of uninterrupted storage/production space generally benefitting from the following specification:

- Average clear headroom 9.5m (31ft)
- Solid concrete floor
- Drive-in roller shutter loading doors
- High bay sodium lighting
- Excellent loading areas
- Extensive yard/circulation

Some areas are currently fully racked and this may be available by separate negotiation.

AVAILABILITY

1B	30,703 sq ft	2,852.40 sq m
1C	22,268 sq ft	2,068.76 sq m
1D	16,441 sq ft	1,527.42 sq m
1F	21,044 sq ft	1,955.05 sq m
3	64,511 sq ft	5,993.27 sq m
7	8,700 sq ft	808.26 sq m

TERMS - Units are available on new leases won terms to be agreed subject to status and an agreed lease term.

RENTAL - £3.00 per sq ft exclusive

SERVICE CHARGE - A service charge of £0.50 per sq ft is levied to cover the cost of maintenance of the common areas of the estate and security.

RATES – TBC

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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**ROBERT
PINKUS**



LOCATION



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

www.pinkus.co.uk

1 Winckley Court,
Chapel Street,
Preston PR1 8BU



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