

TO LET/ FOR SALE

*** ENTERPRISE ZONE ***

UNIT 24
SYCAMORE TRADING
ESTATE
BLACKPOOL
LANCASHIRE
FY4 3RL

- WAREHOUSE/ DISTRIBUTION UNIT FORMERLY UTILISED AS A CASH & CARRY
- TOTAL GIA: APPROXIMATELY 19,730 SQ FT
- GROUND FLOOR GIA: 17,911 SQ FT
- MEZZANINE GIA: 1,819.6 SQ FT
- EXCELLENT LOADING FACILITIES
- ROLLER SHUTTER DOOR ACCESS
- GAS HEATERS, ELECTRICITY, GOOD SIZED YARD AREA/CAR PARKING, HIGH EAVES HEIGHT
- SOUGHT AFTER LOCATION ON ENTERPRISE ZONE

RENT: £100,000 PER ANNUM EXCLUSIVE

FOR SALE: £1,100,000 EXCLUSIVE



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SYCAMORE TRADING ESTATE BLACKPOOL

LOCATION

Sycamore Trading Estate is accessed off Squires Gate Lane and is a very well located industrial estate in Blackpool. Sycamore Trading Estate forms part of the Enterprise Zone and provides good access to the M55 motorway which links the M6 and major motorway network beyond. The location is close to Blackpool Airport and Blackpool South Railway Station and also close to the town centres of Blackpool and Lytham St Annes.

DESCRIPTION

Duxburys Commercial are delighted to have been instructed to market this modern warehouse unit which is in excellent condition. The unit benefits from an electric roller shutter door and excellent access and loading facilities. Access is through a large shared yard area and benefits from car parking. The unit also benefits from gas heaters, lighting personal door, mezzanine office accommodation and WC facilities. The unit has a good eaves height with the maximum height being 7.7 m, the minimum eaves height being 6 m. The unit has a ground floor GIA of 17,911 sq and the GIA of the mezzanine is 1,819 sq ft. The mezzanine office accommodation benefits from suspended ceilings, air conditioning and carpeting. The mezzanine is split into four good sized offices and viewing is essential.

ACCOMMODATION

GROUND FLOOR

Warehouse including tobacco store and WCs
GIA: 17,911 sq ft

FIRST FLOOR

Mezzanine Offices GIA: 1,819.6 sq ft

- Office 1 – NIA: 532 sq ft
- Office 2 – NIA: 262 sq ft
- Office 3 – NIA: 262 sq ft
- Office 4 – NIA: 231 sq ft

ENTERPRISE ZONE

The building itself is located in the Enterprise Zone. For further information regarding possible savings to your company please contact Steven Smith (Blackpool Airport Enterprise Zone Delivery Manager) 01253 478726/ 07917264659. Email: steve.smith2@blackpool.gov.uk

We understand that the unit is located in the enhanced capital allowances area.

LEASE BASIS

A new effective full repairing and insuring lease will be available with terms to be agreed by negotiation with the landlord.

SERVICE CHARGE

A site service charge is applicable – details to be confirmed.

RATEABLE VALUE

Draft 2017 RV: £64,500

EPC

EPC rating : C

VAT

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

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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