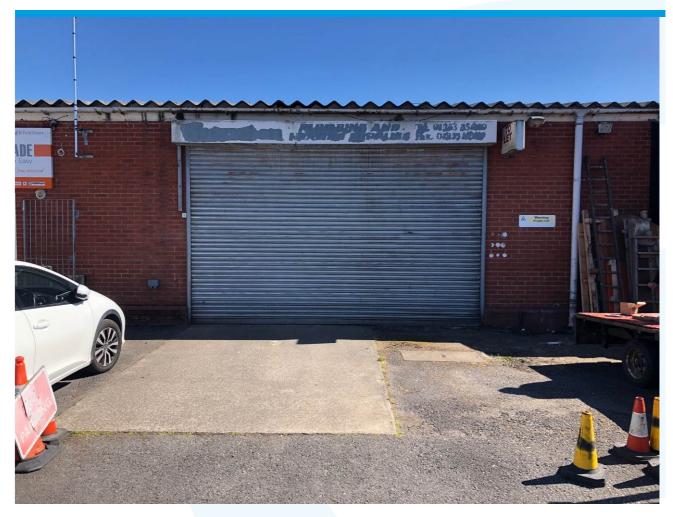


UNIT 7 BROOKSIDE CENTRE OFF RED MARSH DRIVE RED MARSH INDUSTRIAL ESTATE THORNTON FY5 4HD

- GROUND FLOOR GIA CIRCA 100 SQ M (1,076 SQ FT)
- NEW LICENCE / LEASE AVAILABLE
- CAR PARKING
- SERVICE CHARGE PAYABLE

RENTAL: £5,750 PAX + SERVICE CHARGE





Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT t: 01253 316919 e: enquiries@duxburyscommercial.co.uk f: 01253 765260 w: www.duxburyscommercial.co.uk

UNIT 7 BROOKSIDE CENTRE THORNTON

LOCATION

This light industrial unit occupies a convenient and strong trading position on Red Marsh Industrial Estate. The premises is surrounded by similar units occupied by local businesses. It provides ease of commuting into the centre of Thornton with its array of local amenities and shops.

DESCRIPTION

This light industrial / work shop unit with vehicle access door.

Car parking to the front of the unit.

DIRECTIONS

Proceed off Trunnah Road onto Holly Road and commence access onto Red Marsh Industrial Estate. Proceed along Red Marsh Drive and turn right into the Brookside Centre where Unit 7 can be found on the right hand side.

ACCOMMODATION **GROUND FLOOR**

GIA: 100 sq m (1076 sq ft)

SERVICE CHARGE

The service charge for the unit on this site is approximately £1400 per annum (subject to change).

LEASE DETAILS

A new license agreement or FRI lease is available with terms to be negotiated.

The rent is payable monthly in advance and a £500 bond is required by the landlord.

LEGAL FEES

The incoming tenant may be responsible for the landlord's legal fees incurred in the transaction. Quote to be provided.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919 Option 1.

VAT

VAT is not applicable on the rental price.

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.





entation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for them

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lesson the vendor *i*, and to the vendor *i*, and th