

**INCENTIVES
AVAILABLE**



NEW BUILD BUSINESS UNITS

TO LET

**Kincraig Court,
Kincraig Road,
Bispham, Blackpool
FY2 0FY**

LOCATION

Kincraig Court is located on Blackpool Technology Park (off Faraday Way) which is to the north of Blackpool Town Centre. The park is within a well-established commercial business location with occupiers in the vicinity including Blackpool Council, The NHS, The Inland Revenue, Royal Mail, Coefly and a number of independent businesses. The position provides ease of access to Amounderness Way which in turn provides access to the M55 and the M6.

DESCRIPTION

New build business unit(s) available to rent which are suitable for a variety of uses including trade, warehouse, workshop and offices (all subject to consent) and each unit comprises:

- Steel portal frame construction
- Three phase electricity
- WC / Kitchenette area provided
- Sectional goods door
- Min eaves 4m rising to 7m at rear
- Mezzanine floor optional*

*Mezzanine floor(s) and option subject to an increased rent and terms to be agreed.

AVAILABILITY/SIZES

Unit 14	625 sq ft	58.06 (sq m)	Unit 18	825 sq ft (76.65 sq m)
Unit 15	625 sq ft	58.06 (sq m)	Unit 19	825 sq ft (76.65 sq m)
Unit 16	625 sq ft	58.06 (sq m)	Unit 20	825 sq ft (76.65 sq m)
Unit 17	625 sq ft	58.06 (sq m)	Unit 21	825 sq ft (76.65 sq m)

TERMS

The units are available by way of a new FRI leases with terms to be agreed.

RENTAL

Units 14, 15, 16 & 17: £5,600 per annum exclusive

Units 18, 19, 20 & 21: £7,500 per annum exclusive

SERVICE CHARGE

Units 14, 15, 16 & 17: £340.00 per annum

Units 18, 19, 20 & 21: £450.00 per annum

RATES – TBC

VAT

VAT will be charged at the prevailing rate.

LEGAL FEES

The ingoing tenant is to be responsible for the landlords legal fees incurred in the transaction. Quote to be provided.

VIEWING

Strictly by appointment

CONTACT

MARK HARRISON

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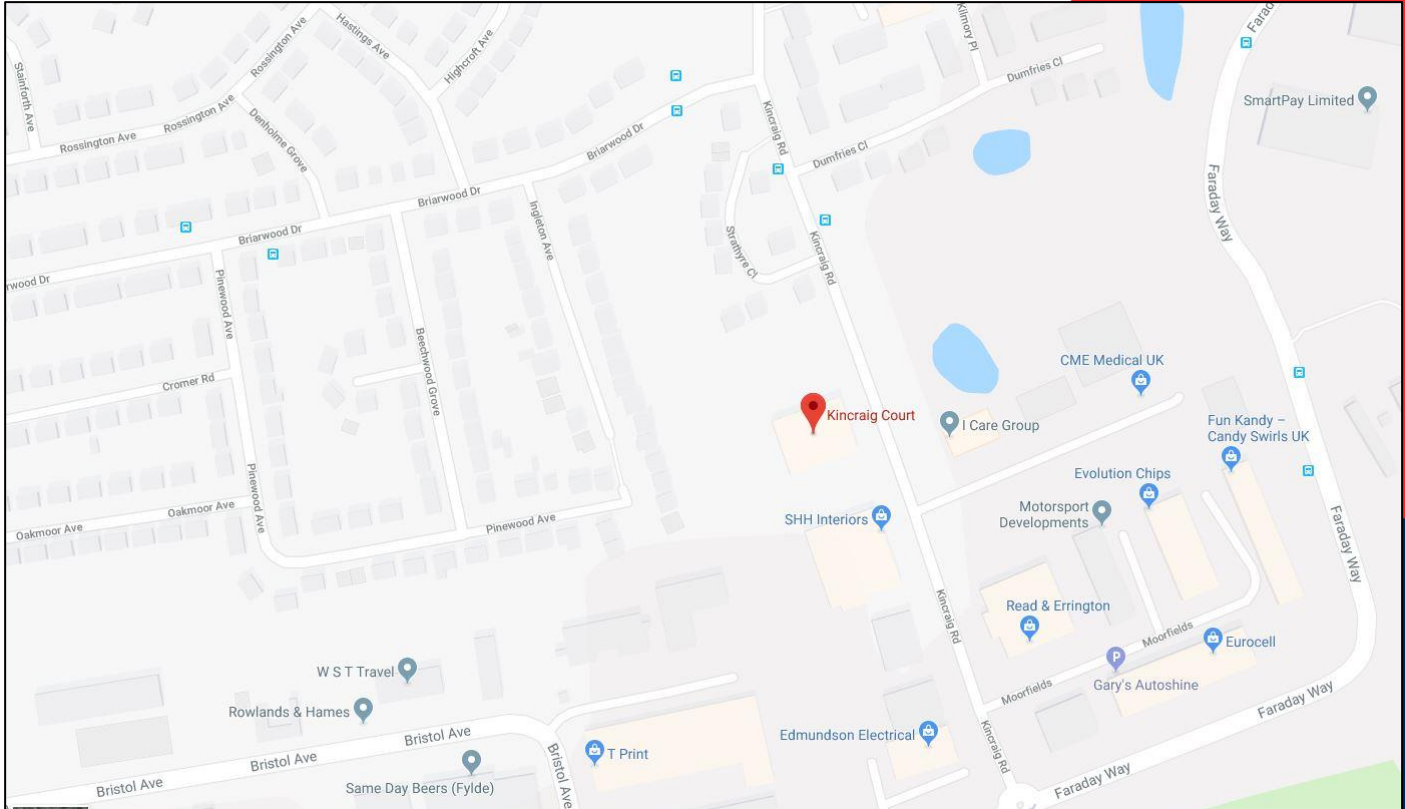
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**ROBERT
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& CO



Energy Performance Certificate HM Government
 Non-Domestic Building

Unit 15
 Kinraig Business Park
 Kinraig Road
 BLACKPOOL
 FY2 0PJ

Certificate Reference Number:
 9020-3984-0343-8470-4064

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

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

27 This is how energy efficient the building is.

G Over 150

Less energy efficient

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 64
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 27.74
 Primary energy use (kWh/m² per year): 160.54

Benchmarks

Buildings similar to this one could have ratings as follows:

27

If newly built

79

If typical of the existing stock

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

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



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