

JUNIPER COURT

TO LET/FOR SALE

NEW BUSINESS UNITS AVAILABLE FROM AUTUMN 2017

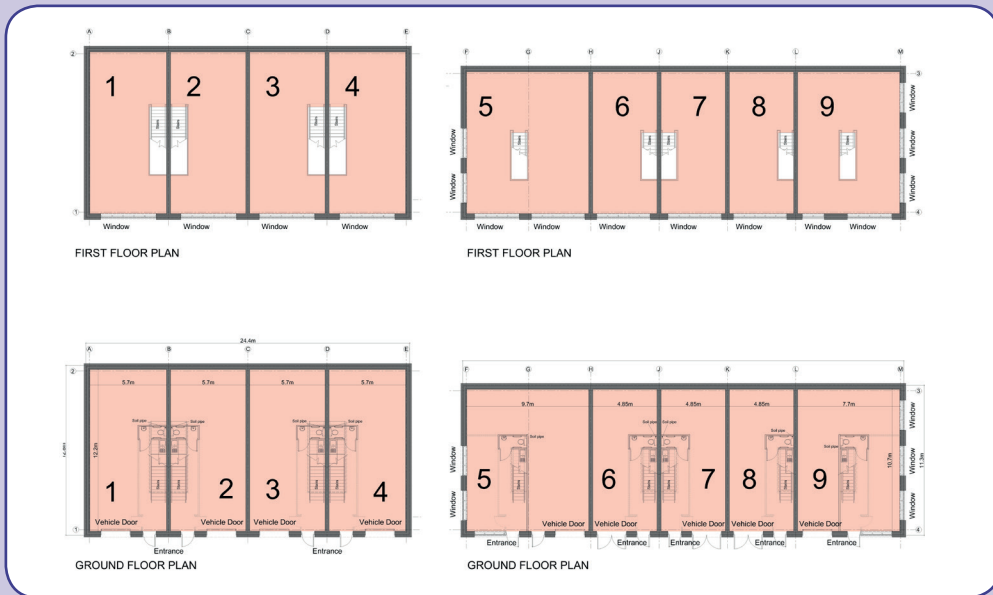
FROM 1,070 SQ FT (WHOLE UNIT)
FROM 520 SQ FT (SINGLE FLOOR)

ZERO BUSINESS RATES*



Juniper Court, Thompson Rd, Whitehills Business Park, Blackpool FY4 5QF

*SUBJECT TO SMALL BUSINESS RATE RELIEF



Juniper Court is located on the prestigious Whitehills Business Park – the geographic centre of the Fylde Coast, and adjacent to J4 of the M55.

Drive-times:

Lytham / St Annes - 10 minutes
 Blackpool Town Centre - 10 minutes
 Preston J32 M6 - 12 minutes



MISREPRESENTATION ACT: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.

Description

A new development of 9 hybrid units suitable for a variety of uses including, storage, office, trade, workshop and artisan industries.

- WC/Kitchenette
- Three phase electricity, water and telephone connection to each unit
- Superfast broadband available
- Option of sectional loading door or glazed double door entrance
- On site allocated car parking
- Ground and first floors can be let independently

Accommodation

| | GROUND FLOOR Sq Ft | FIRST FLOOR Sq Ft | TOTAL Sq Ft (Sq M) |
|---------------|-----------------------|----------------------|-----------------------|
| UNIT 1 | 750 | 710 | 1,460 (136) |
| UNIT 2 | 750 | 710 | 1,460 (136) |
| UNIT 3 | 750 | 710 | 1,460 (136) |
| UNIT 4 | 750 | 710 | 1,460 (136) |
| UNIT 5 | 1,100 | 1,070 | 2,170 (202) |
| UNIT 6 | 550 | 520 | 1,070 (99) |
| UNIT 7 | 550 | 520 | 1,070 (99) |
| UNIT 8 | 550 | 520 | 1,070 (99) |
| UNIT 9 | 880 | 850 | 1,730 (161) |

Areas subject to final build layout

Terms

The units are available by way of a new lease – rent on application. A purchase option can also be made available.

Enquiries



Please call **01253 832 333** or
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