

# TO LET

\*\*\* ENTERPRISE ZONE \*\*\*

INDEMNITY HOUSE  
SIR FRANK WHITTLE WAY  
BLACKPOOL BUSINESS  
PARK  
BLACKPOOL  
LANCASHIRE  
FY4 2FB

- PRESTIGIOUS OFFICE ACCOMMODATION
- LOCATED ON POPULAR BUSINESS PARK
- TOTAL NIA APPROX: 16,000 SQ FT
- 59 CAR PARKING SPACES
- HIGH SPECIFICATION
- VIEWING ESSENTIAL

**RENT: £200,000 PER ANNUM EXCLUSIVE**

**\*\*INCENTIVES AVAILABLE – SUBJECT TO CONTRACT\*\***



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# SIR FRANK WHITTLE WAY, BLACKPOOL

## DESCRIPTION

The park itself is situated within close proximity to Blackpool town centre and to St Annes town centre. Blackpool Business Park is also close to the M55 motorway. The Business Park is currently expanding and includes retail parks, offices and warehousing. Current occupiers on the Business Park include Blackpool Gazette, Morrisons and Warburtons. Indemnity House itself occupies a prominent position on the park off Amy Johnson Way behind Morrisons.

## ACCOMMODATION

High specification office accommodation set over two storeys. The modern accommodation benefits from air conditioning and lift facilities and internal viewings are highly recommended.

**Total NIA: Approx 16,000 SQ FT**

**TOTAL CAR PARKING: 59 Spaces**

## ENTERPRISE ZONE

The building itself is located in the Enterprise Zone. For further information regarding possible savings to your company please contact Rob Green at the Economic Development Company on 01253 478729 or via email [Rob@bfwedc.co.uk](mailto:Rob@bfwedc.co.uk)

## EPC

RATING: D

## RATING ASSESSMENT

2017 RV: £131,000

## LEGAL FEES

The incoming tenant is to be responsible for all reasonable legal costs incurred during this transaction.

## LEASE

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

## SERVICE CHARGE

To be confirmed

## VAT

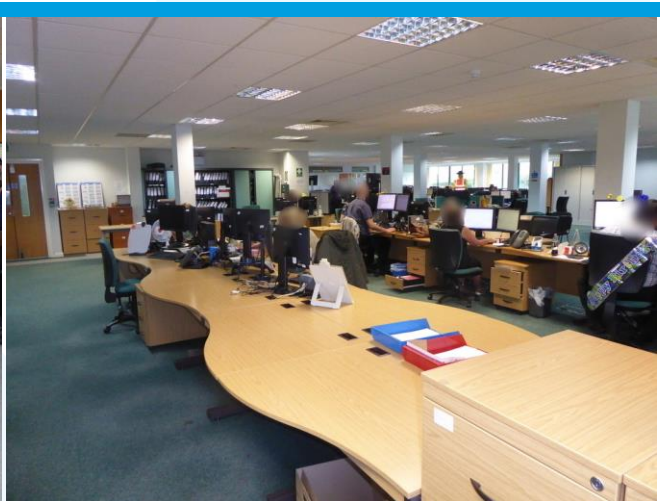
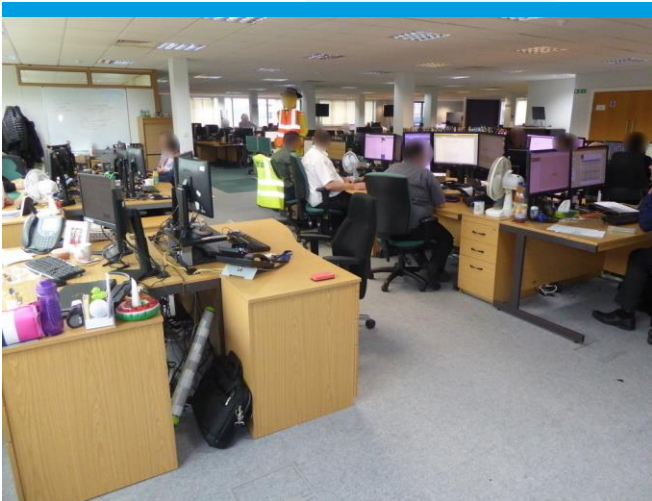
All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer

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