

TO LET

GROUND & FIRST FLOOR SPACE
UNIT 12 WESTBY CLOSE
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5LW

- HIGH SPECIFICATION OFFICE ACCOMMODATION
- GROUND FLOOR IS PRESENTLY BEING USED AS A SHOWROOM / WORKSHOP USE WITH LOADING DOOR
- LOCATED ON PRESTIGIOUS BUSINESS PARK
- GROUND FLOOR: NIA 2,000 SQ FT
- FIRST FLOOR: 2,200 SQ FT
- TOTAL AREA: 4,200 SQ FT
- KITCHEN & WC FACILITIES
- FRONT FORECOURT CAR PARKING
- PROVIDES ACCESS TO M55 MOTORWAY

RENT: £26,000 PER ANNUM EXCLUSIVE



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WHITEHILLS BUSINESS PARK

DESCRIPTION / LOCATION

Modern office building situated on Whitehills Business Park, providing ease of commuting to junction 4 of the M55. The M55 provides access to the M6 motorway allowing ease of commuting throughout North West England and the motorway network beyond.

The development itself is accessed off a major roundabout of which B&Q warehouse and Premier Inn Hotel are situated. Commuting options are also available to the surrounding towns and villages of Blackpool, St Anne's and Lytham. Whitehills Business Park is a major business park that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW, Vauxhall, Honda & Toyota.

ACCOMMODATION

The building comprises:

- Ground floor office / showroom / workshops space with loading door
- First floor open plan offices with additional benefit of cellular Directors offices
- WC facilities
- Kitchen Areas
- Car parking to the front
- The building offer flexibility in terms of use and configuration.
- Ground floor NIA: 2,000 SQ FT
- First Floor NIA: 2,200 SQ FT
- Total area: NIA: 4,200 SQ FT

The present First Floor occupier is in the process of vacating and further internal pictures will follow.

RATEABLE VALUE

2017 RV: £15,750

EPC RATING

EPC Rating: E

LEASE DETAILS

A new FRI lease is available with terms to be agreed

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's reasonable legal costs incurred during this transaction

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.

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