

# FOR SALE/ TO LET

VARIOUS UNITS  
OLYMPIC COURT  
WHITEHILLS BUSINESS PARK  
BLACKPOOL  
LANCASHIRE  
FY4 5GU

- NEW HIGH QUALITY OFFICES
- SUITES FROM 1050 SQ FT
- PRESTIGIOUS BUSINESS PARK LOCATION
- HIGH SPECIFICATION ACCOMMODATION
- CLOSE TO M55
- VIEWING ESSENTIAL

**TO LET: FROM £8.00 PER SQ FT PER ANNUM EXC**

**\*\*\*INCENTIVES AVAILABLE STC\*\*\***



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# OLYMPIC COURT, BLACKPOOL

## LOCATION

This prestigious development is 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. Commuting options are also available to the surrounding towns and villages of Blackpool, St Annes and Lytham. Whitehills Business Park is an emerging commercial site that is occupied by numerous established local businesses and home to national retailers such as Car Dealerships including BMW, Vauxhall, Honda & Toyota. Other occupiers include Travis Perkins and B & Q. The site offers a selection of office and industrial space.

## DESCRIPTION

Olympic Court is a new development of high quality office and business units. Office Suites start from 1050 sq ft.

Key Features:

- Facing brickwork & tiled pitched roof
- Aluminium powder coated window frames
- Double glazed windows
- Glazed feature bay on ground floor
- Flush doors veneer faced
- Brushed aluminium internal ironmongery
- 3 compartment skirting trunking to office areas
- Kitchenette area
- Gas fired wet central heating system
- Carpeting to office areas
- Tiled reception area
- Suspended ceilings
- Category 2 Lighting
- Smoke/fire detectors
- Security system
- Extensively landscaped
- 350 sq ft storage/ attic space at second floor level (with some restricted head height)

## ACCOMMODATION

<u>UNIT</u>	<u>AREA</u> <u>(SQ FT)</u>
First floor of Unit 15	Approx 6000
Unit 3	2100

**PLEASE NOTE THAT WHOLE UNITS ARE AVAILABLE WHOLE OR IN PART ON A FLOOR BY FLOOR BASIS (EACH FLOOR HAS A NIA 1050 SQ FT)**

## LEASE DETAILS

A new FRI lease is available with terms to be agreed.

## VAT

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

## SERVICE CHARGE

A site service charge is levied. Details available on request.

## VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

## Disclaimer

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