

# TO LET

ALDON HOUSE  
ALDON ROAD  
POULTON BUSINESS PARK  
POULTON-LE-FYLDE  
LANCASHIRE  
FY6 8JL

- GROUND FLOOR OPEN PLAN WAREHOUSE / WORKSHOP SPACE
- FIRST FLOOR OFFICE/STORAGE ACCOMMODATION
- TOTAL GIA: APPROX. 3,000 SQ FT IN TOTAL
- CONVENIENT LOCATION ON POULTON BUSINESS PARK
- INTERNAL VIEWING ESSENTIAL

**RENT: £15,000 PER ANNUM EXCLUSIVE**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# ALDON ROAD, POULTON BUSINESS PARK

## LOCATION

Aldon Road is located on Poulton Business Park which is accessed just off Garstang Road East. It is the most prominent business park in the area and allows for ease of commuting into Poulton town centre, towards Thornton Cleveleys and Blackpool and towards the M55 motorway. Local shops and amenities are located nearby.

## DESCRIPTION

This property comprises:

- An easily accessible location on Poulton Business Park.
- Open plan, ground floor warehouse/workshop space with two separate loading doors.
- Gated and fenced external car parking and storage areas.
- Separately accessed first floor office/storage accommodation.
- Approx. 3000 SQ FT in total.

## ACCOMMODATION

### Ground Floor:

Warehouse/workshop space: GIA Approx. 1,580 SQ FT

### First Floor:

Office/kitchen area: GIA Approx. 1290 SQ FT

Storage: GIA Approx. 130 SQ FT

**TOTAL GIA: APPROX. 3000 SQ FT**

## EPC

TBC

## BUSINESS RATES

TBC

## LEASE/LEGAL FEES

The property is available by way of a new FRI lease with terms to be agreed. Incoming tenant is to be responsible for the landlord's legal costs incurred in this transaction. Quote to be provided.

## VAT

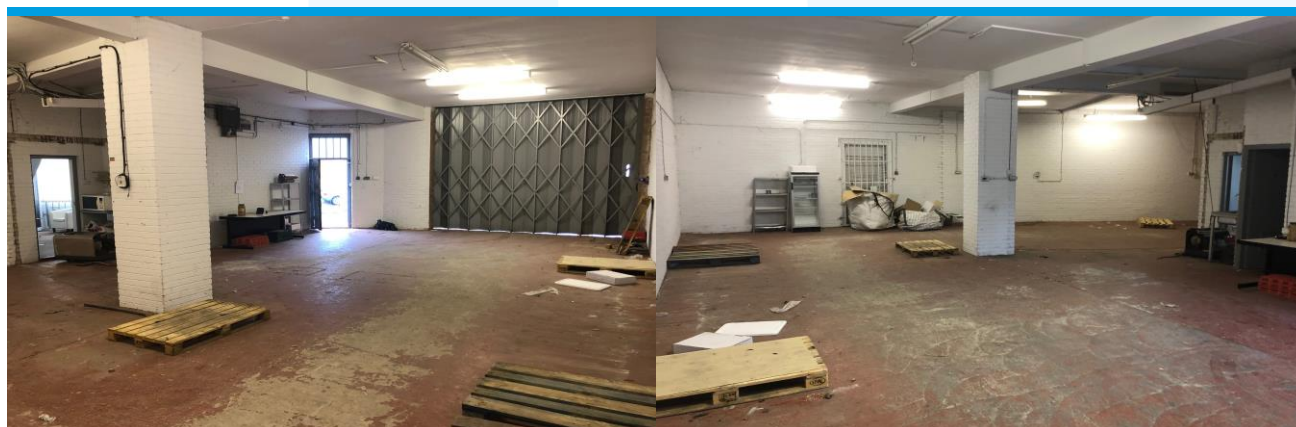
All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

### Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning



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- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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