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# For Sale – To Let

Available to purchase as a whole or rent in whole or in part

**FORMER AXA BUILDING**

**A, B and C Block**

**Ballam Road, Lytham, Lancashire FY8 4LE**

**Sale price: Offers invited**

**Rent: £10.00 per sq ft per annum exclusive**

- Office space available from 4,695 sq ft – 64,045 Sq ft
- Well located in Lytham town centre
- Ease of commuting towards M55, Preston and Blackpool
- Excellent car parking allocation – approx. 250 spaces available by negotiation
- The accommodation benefits from lift facilities, disabled WCs and secure access
- The property would suit various uses STPP
- Viewing highly recommended

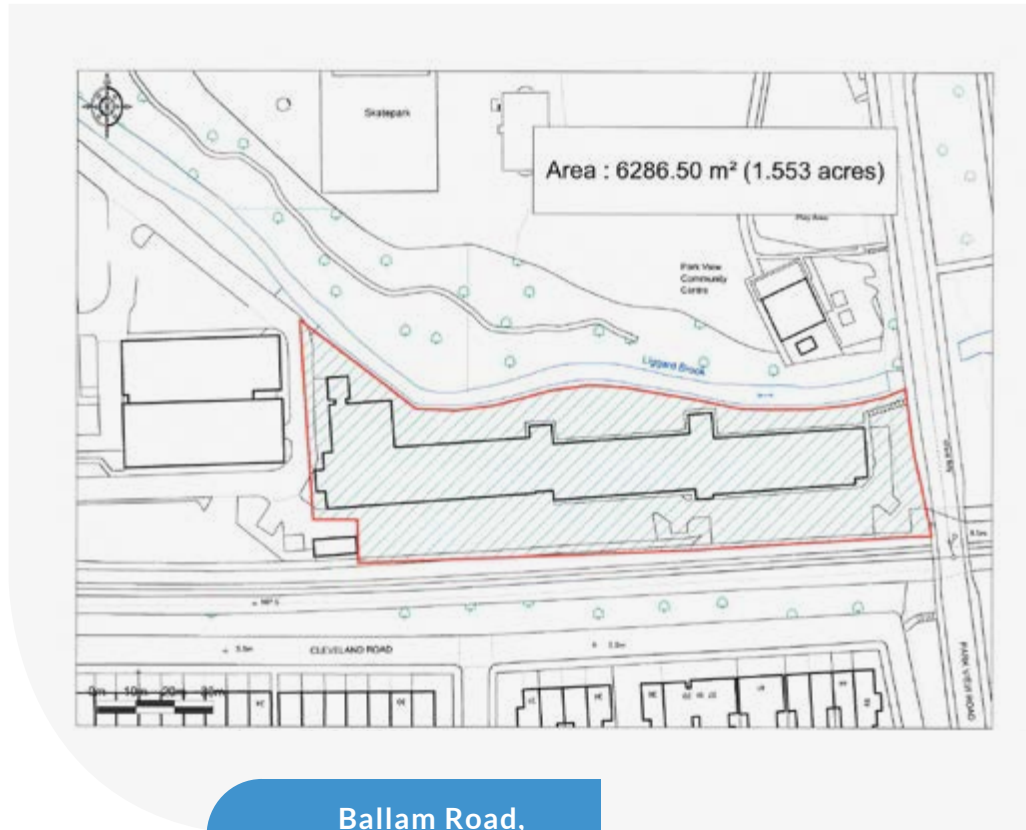
**Email: [ClareTaylor@duxburyscommercial.co.uk](mailto:ClareTaylor@duxburyscommercial.co.uk)**



Ballam Road,  
Lytham St Annes

## Location

Lytham is an affluent and busy town situated on the Fylde Coast in Lancashire. Located approximately 50 miles North West of Manchester, 12 miles from Preston and 7 miles along the coastline from the major resort town of Blackpool. Located on Ballam Road, the building is close to the M55 motorway, linking to the M6. Lytham has excellent bus routes to both Blackpool and Preston and Lytham train station is close by. Pedestrian access is available on to Park View Road linking the property to the park and neighbouring amenities, Lytham Green and the Promenade.



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## Description

A rare opportunity in Lytham has arisen to rent good quality office accommodation in various sizes ranging from 4,695 sq ft to 64,045 sq ft. The building is also for sale.

The building is currently split into 3 blocks and the property can be let whole, on a block by block or floor by floor basis. The accommodation benefits from cabling, lighting, central heating, lift facilities and some air conditioning. The site is secure with an entry barrier system to the main entrance with security. The site shares access with Ribble House and a one-way traffic system operates around the site.

## Car Parking

There are approximately 50 spaces to the rear of the building. The property also benefits from use of 200 spaces within the multi-storey car park. Car parking is available by way of separate negotiation.

## Rental/Lease/Fees

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction. A new effective FRI lease is available with terms to be negotiated.

## Tenure

The building itself is freehold.

## Business Rates

2017 RV: £530,000 per annum.

## Service Charges

A service charge will be levied for site maintenance and upkeep, full details to be confirmed.

## Viewing

Strictly via prior appointment through our office on **01253 316 919** Option 2.

## EPC Rating

To be confirmed.

## VAT

All prices quoted are subject to VAT at the prevailing rate.

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## Accommodation

Block A	Sq M	Sq Ft
Ground Floor	813.60	8,755
First Floor	805.80	8,670
Second Floor	784.40	8,440
Third Floor	713.40	7,675
Block B		
Ground Floor	486.40	5,235
First Floor	482.40	5,190
Second Floor	479.50	5,160
Block C		
Ground Floor	453.60	4,880
First Floor	453.60	4,880
Second Floor	436.30	4,695
External Storage	43.10	460
Total	5,952.10	64,045

## For further details or to view:

### Duxburys Commercial – Head Office

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT

Telephone: 01253 316919 / 01772 280 500

Fax: 01253 765260

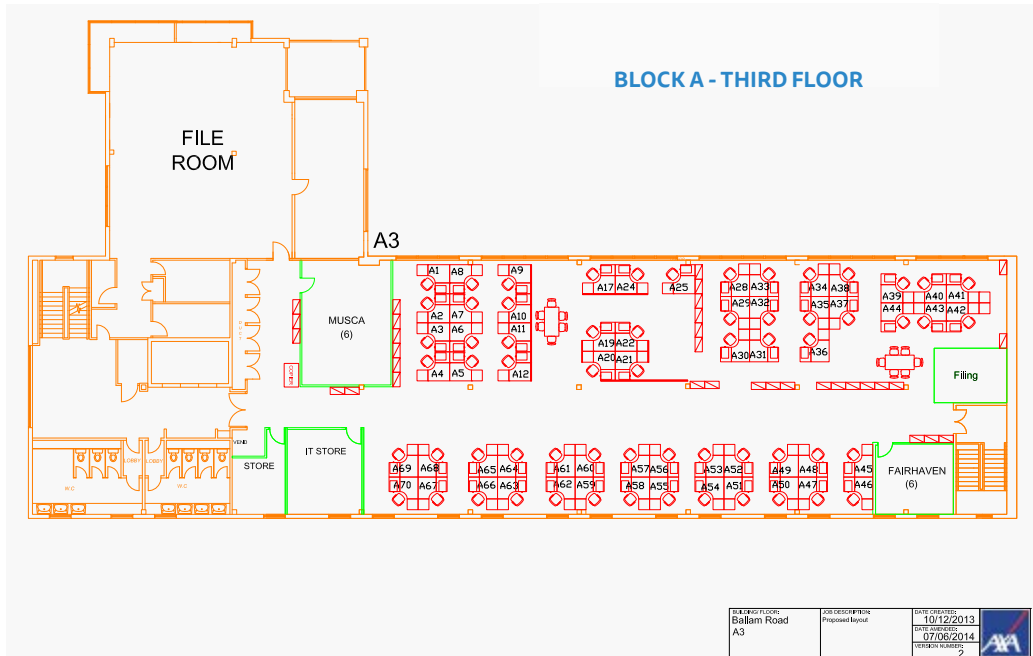
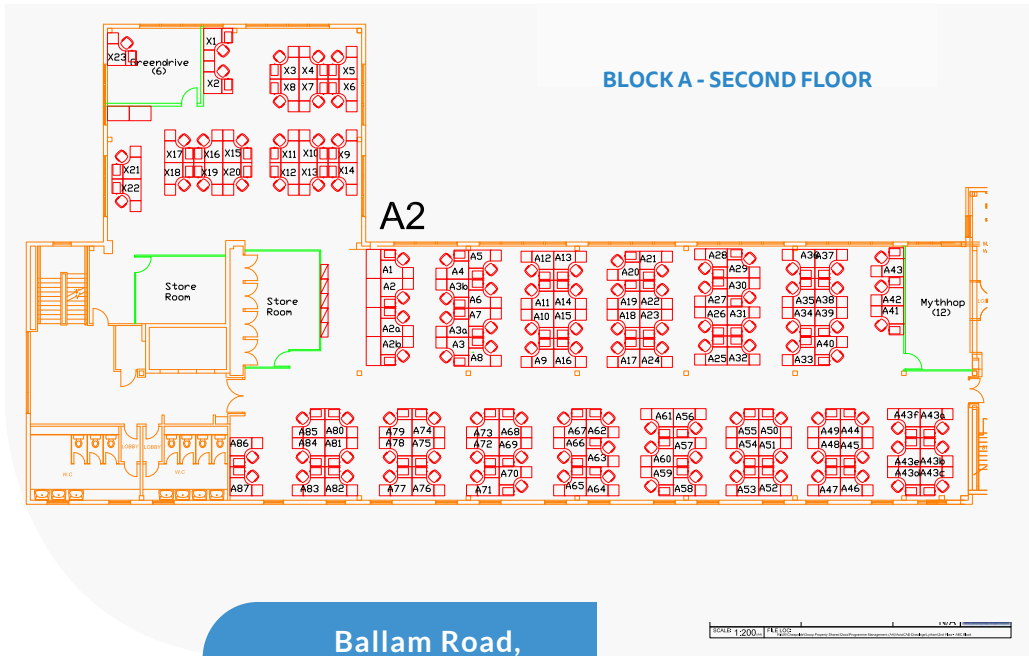
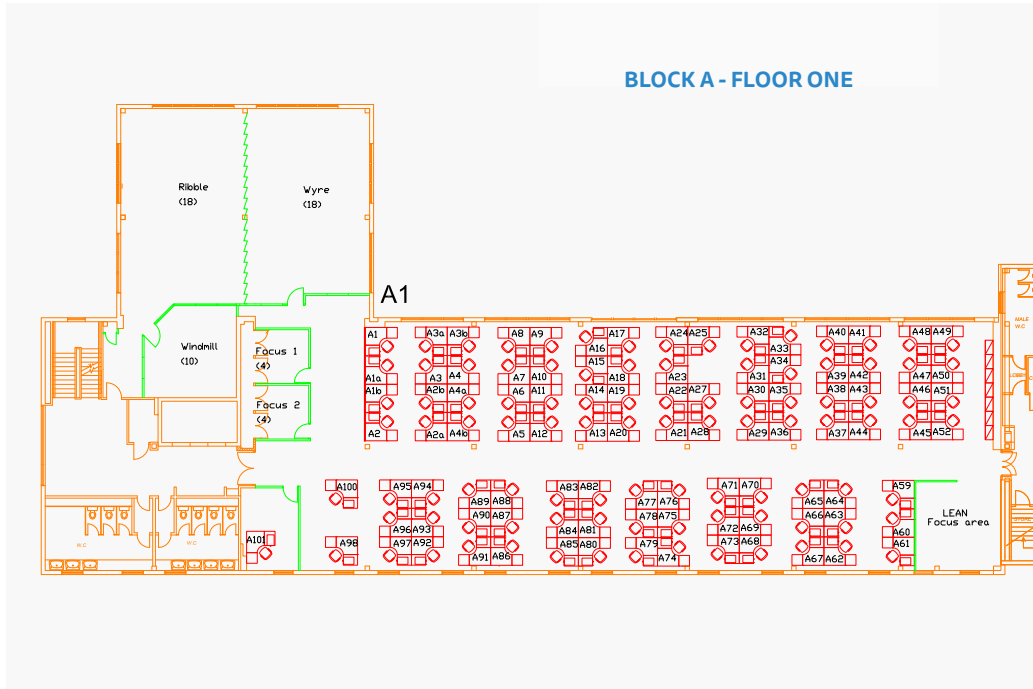
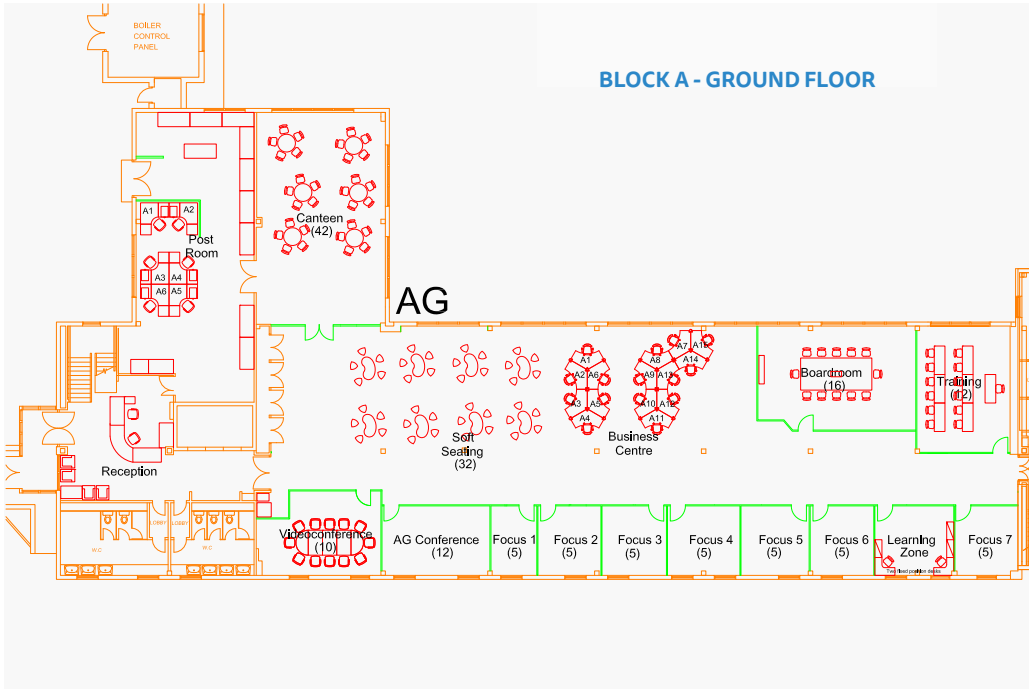
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## Contact Clare Taylor

Email: [ClareTaylor@duxburyscommercial.co.uk](mailto:ClareTaylor@duxburyscommercial.co.uk)

### Disclaimer:

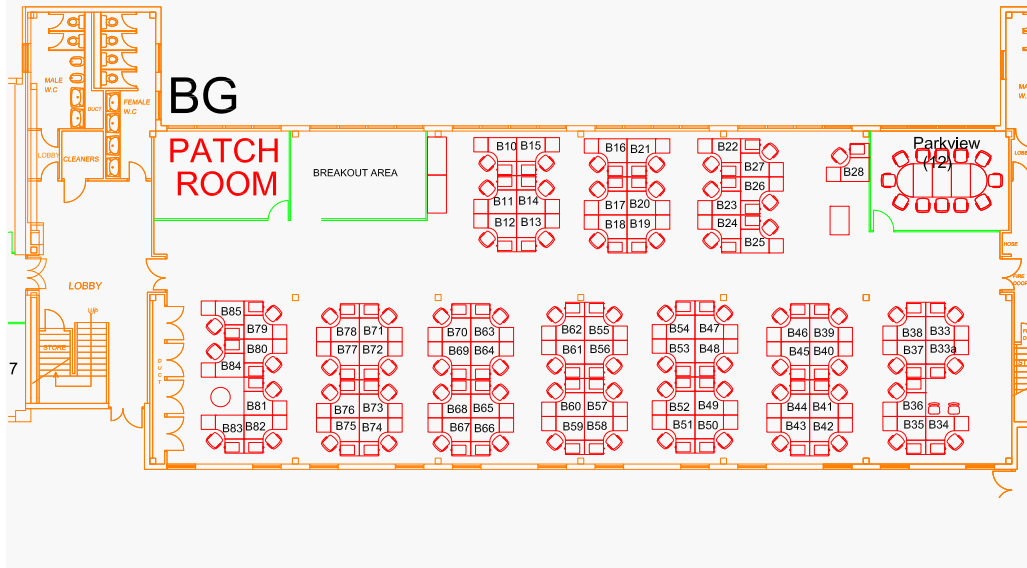
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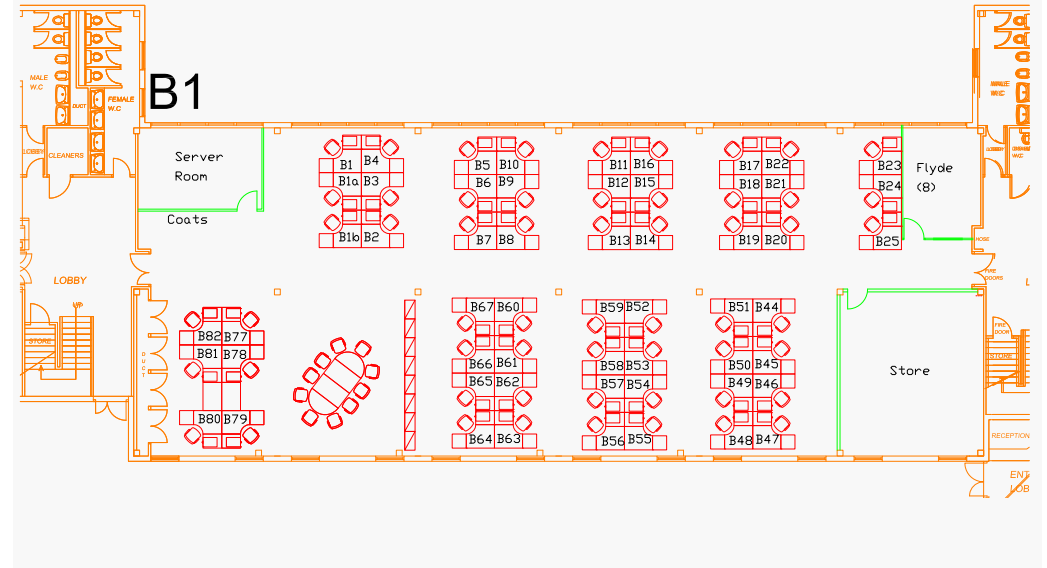
**Ballam Road,  
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BLOCK/FLOOR: Ballam Road A3	JOB DESCRIPTION: Proposed layout	DATE CREATED: 10/12/2013 DATE REVISED: 07/06/2014 DRAWING NUMBER: 2	
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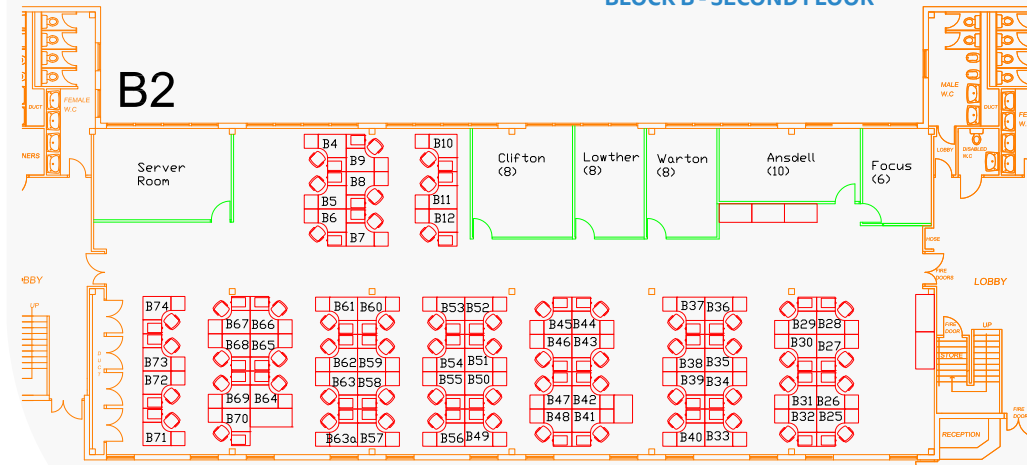
### BLOCK B - GROUND FLOOR



### BLOCK B - FLOOR ONE

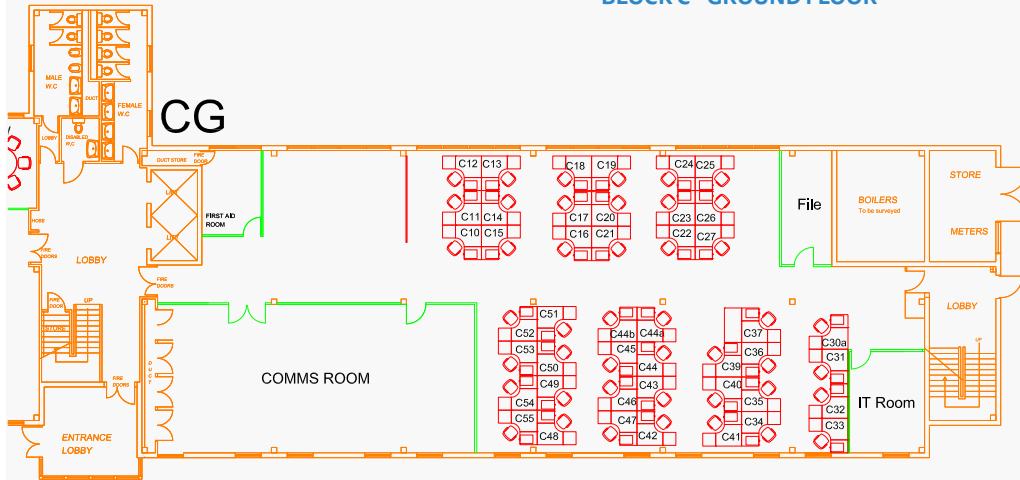


### BLOCK B - SECOND FLOOR

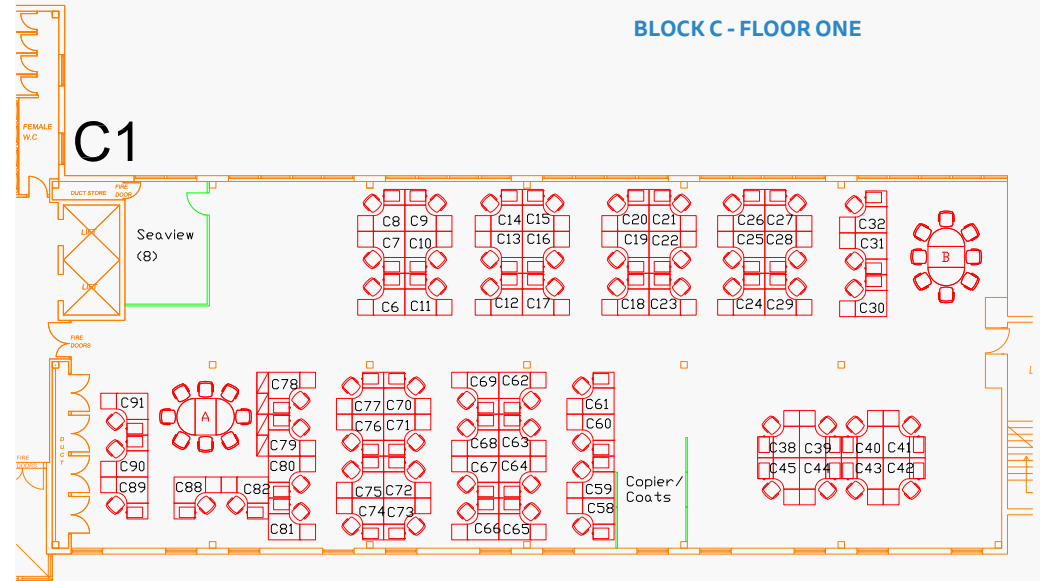


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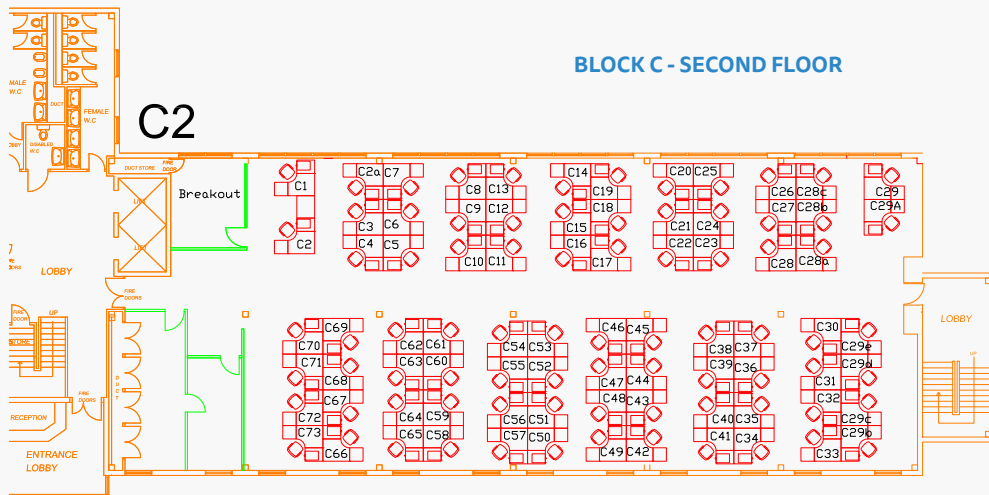
### BLOCK C - GROUND FLOOR



### BLOCK C - FLOOR ONE



### BLOCK C - SECOND FLOOR



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