

## ENTERPRISE ZONE



### LOCATION

The property is situated on the Fylde Coast within Blackpool Business Park, located to the rear of Morrison's supermarket, McDonalds and adjacent to Blackpool Retail Park. Other occupiers in the immediate vicinity include The Federation of Small Businesses, TISS, Blackpool Gazette and Crossley & Davis. Access is off Squires Gate Lane providing easy access to the M55.

### DESCRIPTION

Unit 3 Avroe Court lies within a modern office development constructed in three phases, set within a landscaped site and comprises the following features:

- Gas central heating
- Air conditioning
- Suspended ceiling with recessed Cat II fluorescent strip lighting
- Raised access floor
- On-site parking
- Aluminium double glazed windows
- Feature glazed entrance enclosing staircase
- High specification construction with facing brickwork & tiles pitched roof
- Kitchen and male/female WC facilities

**FLOOR AREAS** - 2,200 – 4,400 sq ft (204 – 408 sq m).

The Property may be available on a floor by floor basis, subject to covenant and lease term.

**TERMS** – The property is available by way of a new lease with terms to be agreed. Alternatively the property is also available for sale.

**RENTAL** - £45,000 per annum exclusive.

**SALE PRICE** – On Application.

**RATES** – R.V. £41,250 (2017 list) Estimated Rates Payable £19,200 (2018/2019).

**ENTERPRISE ZONE** - This property is part of the Blackpool Airport Enterprise Zone and qualifies for business rates relief. Please contact The Enterprise Zone team at Blackpool Council on 08081 644922 or visit [www.blackpoollez.com](http://www.blackpoollez.com)

**VAT** – All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

**LEGAL FEES** - Each part to be responsible for its own legal costs in connection with the

**OFFICES  
TO LET/  
FOR SALE**

**UNIT 3 AVROE  
COURT  
AVROE CRESCENT  
BLACKPOOL  
BUSINESS PARK  
BLACKPOOL  
FY4 2DP**

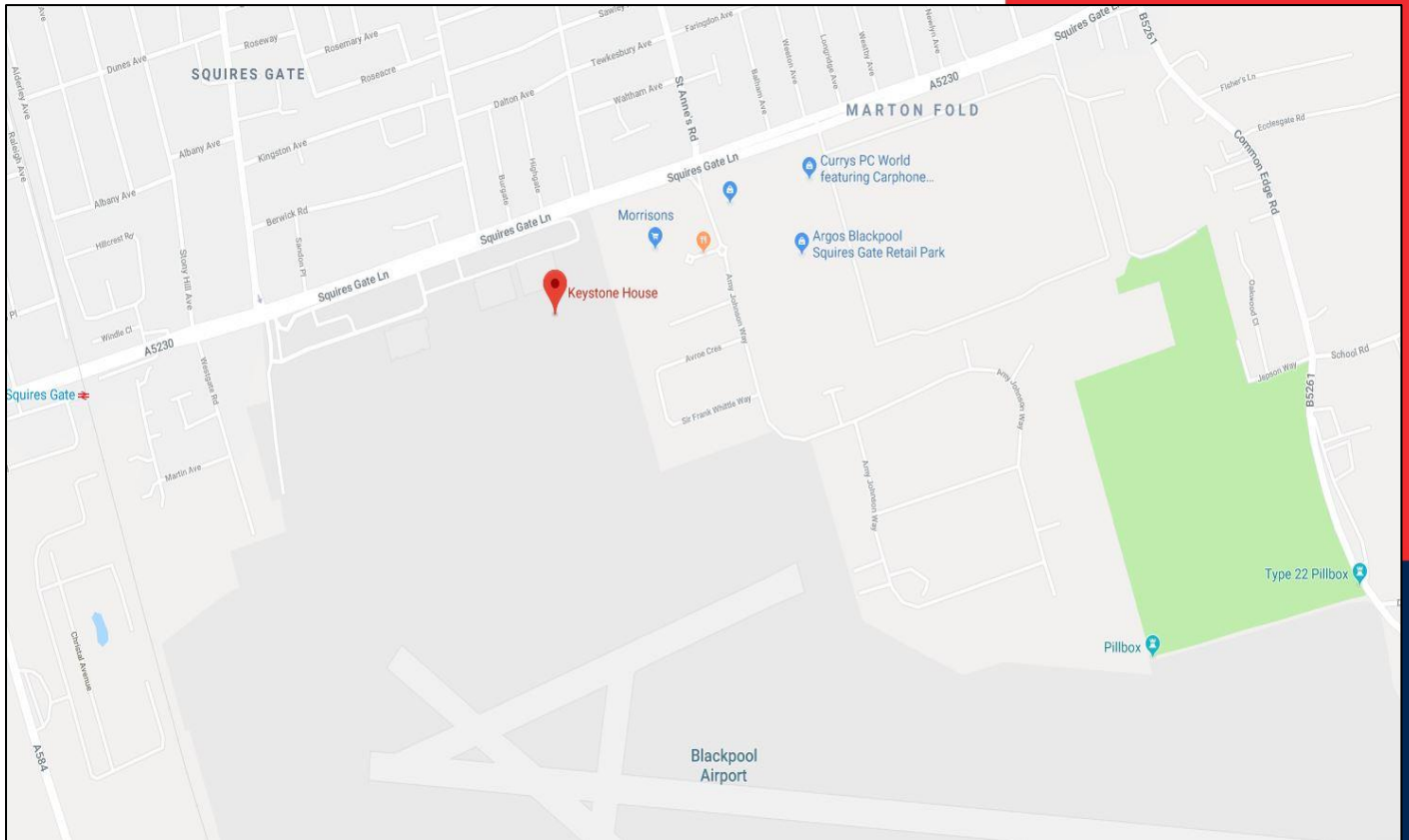
**VIEWING**  
Strictly by appointment

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## Energy Performance Certificate Non-Domestic Building

HM Government

Keystone House  
Avroe Crescent  
BLACKPOOL  
FY4 2DP

Certificate Reference Number:  
0430-0532-9199-0127-0006

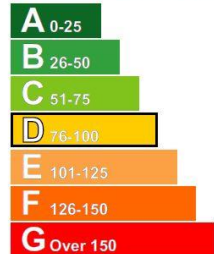
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



Net zero CO<sub>2</sub> emissions



100 This is how energy efficient the building is.

Less energy efficient

### Technical information

Main heating fuel: Grid Supplied Electricity  
Building environment: Air Conditioning  
Total useful floor area (m<sup>2</sup>): 548  
Building complexity (NOS level): 4  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 88.78

### Benchmarks

Buildings similar to this one could have ratings as follows:  
30 If newly built  
81 If typical of the existing stock

For full details of available  
commercial premises  
throughout the North West,  
please visit:

[www.pinkus.co.uk](http://www.pinkus.co.uk)

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& CO

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