



BRADKIRK

BUSINESS PARK

WEETON RD, WESHAM, PR4 3NA

TO LET

**LIGHT INDUSTRIAL/
BUSINESS UNITS**

B1, B2 & B8 USES

**UNITS FROM
217 SQ M**

ENTER



For illustrative purposes only

LOCATION

Bradkirk Business Park is located in a picturesque rural location 1 mile North West of Kirkham Town fronting Weeton Road which in turn is accessed from the A585. Junction 3 of the M55 lies less than one mile to the North and provides access to the M6 and the national motorway network. The Business Park lies 1 mile North West of Kirkham and it's shopping centre, 5 miles South East of Blackpool Town centre and 7 miles North West of Preston City Centre.

Approximately 5 minutes' walk from the estate lies Mill Farm Sports village which is home to AFC Fylde along with an Aldi Supermarket, KFC takeaway restaurant, Euro Garages petrol filling station and Sainsbury's Local convenience store.

JUNCTION 3 OF THE M55 LIES LESS THAN ONE MILE TO THE NORTH



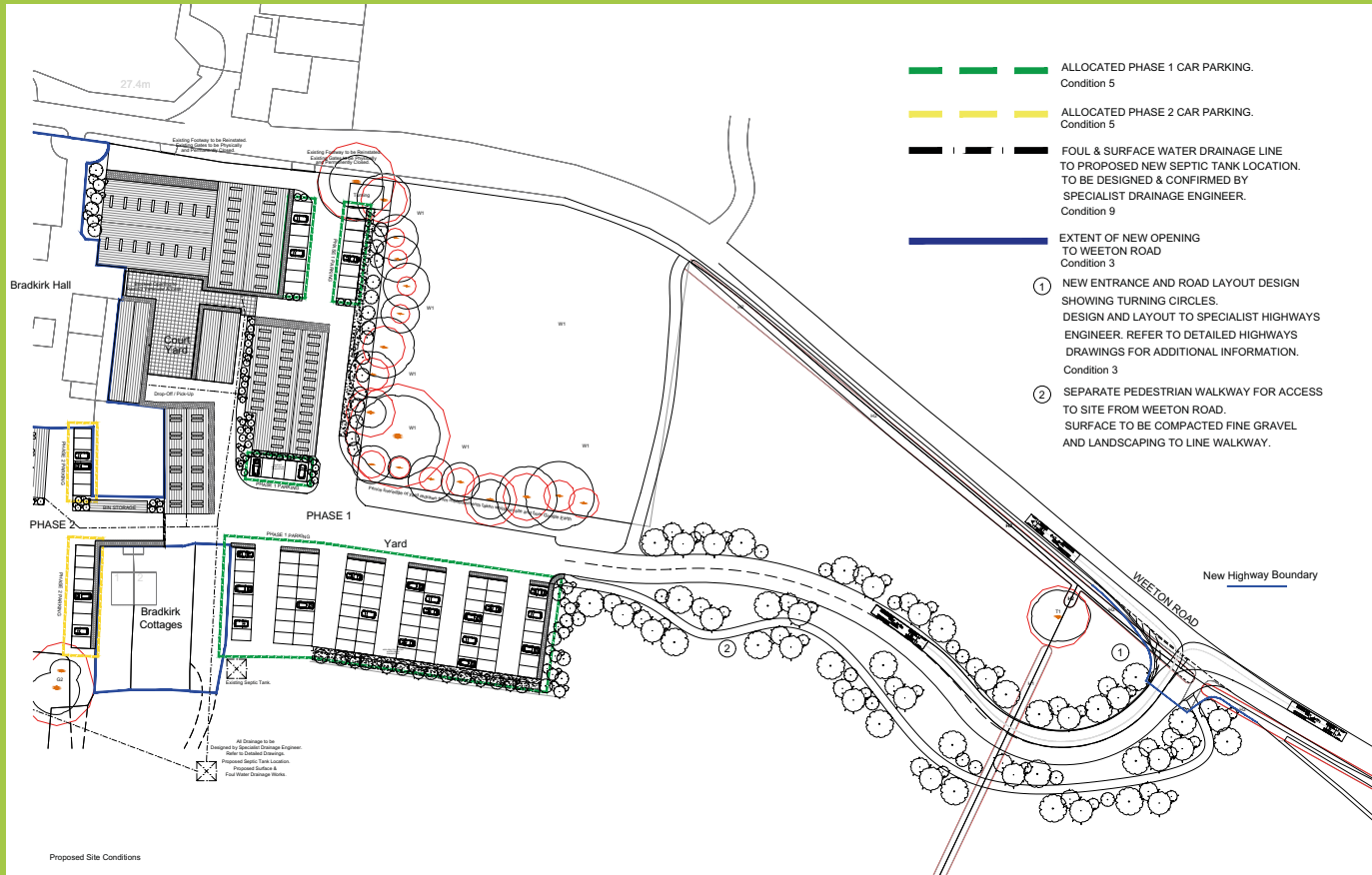
SAT NAV: PR4 3NA



LOCAL AMENITIES

- 1 AFC Fylde
- 2 Aroma Cafe
- 3 Milano's Restaurant
- 4 Bradleys Sports Bar
- 5 Aldi Supermarket
- 6 Euro Petrol Station
- 7 Sainsbury's
- 8 KFC
- 9 Co-op Food





DESCRIPTION

Bradkirk Business Park comprises nine fully refurbished and modernised former agricultural buildings which will be suitable for a variety of trade, warehouse and workshop uses.

The park will be provided with:

- Three phase electric
- Unrestricted 24 hour access
- Ample parking and loading provisions
- CCTV
- WC facilities

In addition to the above there will be additional services available on site, subject to separate agreement, which will include; loading and unloading by forklift and green waste disposal.

**NINE FULLY REFURBISHED AND MODERNISED
FORMER AGRICULTURAL BUILDINGS**



ACCOMMODATION

UNIT	SQ FT	SQ M	KEY FEATURES
A	6,889	640	Concrete portal frame. Roller shutter goods access 4.3m wide by 3.6m high. 3.5m eaves height.
B	5,382	500	Concrete portal frame. Roller shutter good access. Min eaves height 4.6m, max apex height 6.5m
C	2,347	218	Brick constructed elevations with a truss pitched roof. Roller shutter good access. Min eaves height 3.1m, max apex height 5.2m
E	6,135	570	Steel portal frame. Roller shutter good access. Min eaves height 5.2m, max apex height 7.2m. Extension eaves height of 4.1m
F	2,336	217	Steel portal frame, roller shutter goods access. Min eaves height 3.5m
G	2,497	232	Roller shutter goods access. Min eaves height of 3.6m
H**	7,352	683	Steel frame. New roller shutter goods access. Min eaves height to the rear of 3.3m, max height to the front 4.4m
I**	4,392	408	Steel portal frame. New roller shutter goods access. Min eaves height 3.6m
J**	4,392	408	Steel portal frame. New roller shutter goods access. Min eaves height 3.6m
TOTAL	41,722	3,876	

**Units H, I & J will have the ability to provide smaller 'lock-up' units ranging from 900 sq ft.

B1, B2 & B8 USES

UNITS FROM 217 SQ M - TOTAL OF 3,876 SQ M (ALL UNITS)





TO LET BUSINESS UNITS

WEETON RD, WESHAM, **PR4 3NA**

[HOME](#) • [LOCATION](#) • [DESCRIPTION](#) • [SITE PLAN](#) • [ACCOMMODATION](#) • [FURTHER INFORMATION](#)

RENT

Rent costs upon application.

LEASE TERM

The properties are available by way of a new full repairing lease for a term of years to be.

SERVICE CHARGE

A service charge will be levied to cover the cost of the maintenance and management of the estate.

BUSINESS RATES

To be assessed post completion. Each Tenant will be liable for the payment of the business rates from the completion of the lease. The properties may qualify for small business rates relief and interested parties are advised to make their own enquiries with Fylde Borough Council (01253 568568) in this regard.

EPC

An energy performance certificate will be provided.

VAT

VAT will be applicable at the prevailing rate.

LEGAL COSTS

Each party is responsible for its own legal fees incurred in the transaction.

AGENTS DETAILS

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