

TO LET

FIRST & SECOND FLOOR OFFICES
117 - 119A VICTORIA ROAD WEST
CLEVELEYS
LANCASHIRE
FY5 3LA

- LOCATED ABOVE SHOPS NO. 119 & NO. 117
- GROUND FLOOR FRONT ENTRANCE
- SEVERAL OFFICES OVER TWO FLOORS
- NEW LEASE AVAILABLE

**MIN. 5 OFFICES OVER 2 FLOORS: £150 per week
(£7,800 PA)**

**ALL 9 OFFICES (OVER 2 FLOORS): £180 per week
(£9,360 PA)**



Duxburys
Commercial

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VICTORIA ROAD WEST, CLEVELEYS

LOCATION

These first and second floor offices occupy a convenient location on Victoria Road West in Cleveleys. The road comprises of established local businesses and national retailers with dense surrounding residential locations. The location provides ease of commuting to surrounding areas and towns to include Fleetwood, Bispham, Thornton and Blackpool. There is a wealth of shopping facilities cafes and restaurants within walking distance.

DESCRIPTION

First and second floor offices fronting onto Victoria Road West. The offices are accessed via a ground floor door to the front of the building to the right hand side of number 119 Victoria Road West. The offices are double fronted and span the width of No. 117 and No. 119. There are mainly cellular offices with some open plan office space, electric heating with no mains gas available to the premises. The premises also provide a bathroom with WC and wash hand basin, and kitchen with external access to a flat roof area.

ACCOMMODATION

FIRST FLOOR

Office 1 6.6 sq m

Office 2 16.2 sq m

Office 3 23 sq m

Office 4 16.8 sq m

Office 5 9.6 sq m

Kitchen 9 sq m (external door to flat roof area)

Bathroom with WC and wash hand basin.

SECOND FLOOR

Office 6 16 sq m

Office 7 11.4 sq m

Office 8 11.5 sq m

Office 9 16 sq m

Total NIA 127 sq m (1,367 sq ft) office space.

(Above measurements are approximate and interested parties should also view and measure).

DIRECTIONS

Proceed along Queens Promenade from Blackpool towards Cleveleys and continue along onto the A587 towards the main crossroads in the centre of Cleveleys with Rossall Road and Victoria Road West. Turn right onto Victoria Road west and proceed inland where the property can be found on the left hand side.

LEASE

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

LEGAL COST

The incoming tenant is to be responsible for the landlords reasonable legal fees incurred in the transaction.

VAT

VAT is not applicable on the rental value.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer

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