

TO LET

PALMER AVENUE INDUSTRIAL/OFFICE
BUILDINGS, BLACKPOOL
LANCASHIRE, FY1 5JP

- SITE / ALL BUILDINGS CAN BE LET AS A WHOLE
- OR THREE SEPARATE UNITS (CAN BE MIXED)
- SUCCESSFUL & WELL KNOWN TRADING AREA
- PLANNED RELOCATION OF CURRENT OCCUPIER

RENTS FROM: £10,250 PA - £32,300 (£63,000) PA EXC.



Duxburys
Commercial

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PALMER AVENUE BLACKPOOL

LOCATION

These light industrial/workshop/office premises occupy a convenient location on Palmer Avenue. Palmer Avenue connects onto Central Drive and is easily access from the Bloomfield Road and Ansdell Road area. Ease of commuting is available towards. Access towards Yeadon Way is close by which provides access onto the M55 motorway. Ease of commuting is also available throughout various areas of central Blackpool and the town centre, and the coastal roads. Local shops and amenities are within close proximity.

DESCRIPTION

The light industrial/workshop/office premises can be taken as a whole or in three parts (or a mix) - subject to lease. Facing the buildings from the road:

- **Unit 1** is found to the far right hand side and middle of the building and benefits from the office accommodation to the front.
- **Unit 2** is located to the middle section of the building and has its own gated entrance.
- **Unit 3** is to the far left of the site and comprises of a workshop unit with a gated entrance.

ACCOMMODATION

Unit 1 GIA: 600 sq m / 6458 sq ft. Comprises of two main workshop areas. Office accommodation to the front with staff areas, WCs and reception. Part mezzanine floor. Vehicle access door. Car parking.

Unit 2- GIA: approx. 370 sq m / 3980 sq ft. Main open plan workshop, plus storage and part mezzanine floor. Vehicle access door. Own gated entrance and car parking.

Unit 3 – GIA: 190 sq m / 2045 sq ft. Main open plan workshop. Vehicle access door. Own gated entrance, car parking and car port.

***ADDITIONAL PHOTOS TO THE BACK PAGE**

RENTS

WHOLE SITE: £63,000 PA EXC.

Unit 1: £32,300 PA EXC.

Unit 2: £20,500 PA EXC.

Unit 3: 10,250 PA EXC.

LEASE / LEGAL COSTS

New FRI lease(s) is available with terms to be negotiated. The incoming tenant is to be responsible for the landlords reasonable legal fees incurred in the transaction.

BUSINESS RATES / EPC RATING

To be confirmed

VAT

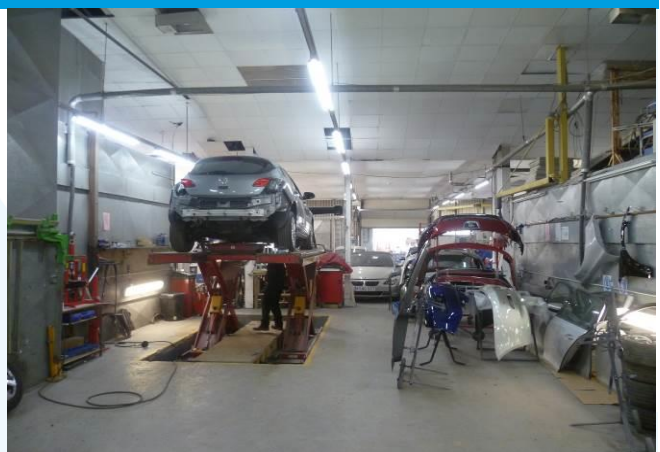
All prices quoted are exclusive of VAT but may however be subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

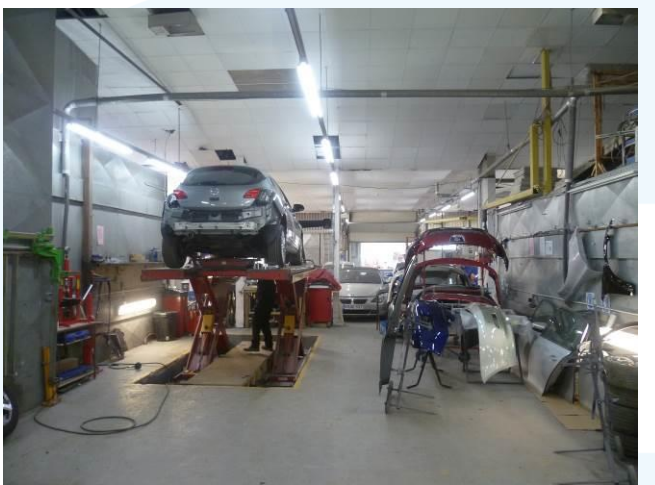
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Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:
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