

# TO LET

**\*\* ENTERPRISE ZONE \*\***

UNIT 11  
ENTERPRISE COURT  
AMY JOHNSON WAY  
BLACKPOOL  
LANCASHIRE  
FY4 2FF

- LOCATED ON PRESTIGIOUS BUSINESS PARK
- MODERN BUSINESS UNIT
- APPROX 750 SQ FT
- VIEWING ESSENTIAL
- 2 CAR PARKING SPACES

**RENT: £7,800 PER ANNUM EXCLUSIVE**



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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# ENTERPRISE COURT, BLACKPOOL

## LOCATION

This unit is located on Amy Johnson Way on Blackpool Business Park, Blackpool, Lancashire. It is positioned close to Blackpool Airport and Squires Gate Retail Park which includes retailers Currys, PC World, Maplin and Pets at Home. There is a McDonald's restaurant and Morrison's Supermarket and Petrol Station. Blackpool Business Park is directly accessed off Squires Gate Lane (A5230) which connects onto the Promenade and also commences access towards Lytham St Anne's. It allows access towards the M55 / M6 motorways and also commences access into the town centre.

## DESCRIPTION

Enterprise court is a new development of commercial /business units. The development comprises of multiple small business units which are suitable for use as warehouses, workshops or as offices. Unit 11 benefits from loading doors, personal access doors and a solid concrete floor. Unit 11 also benefits from Unisex / disabled WC's and two car parking spaces to the front. This property has an eaves height of approximately 7m (rear) and 4.5m (front).

## ACCOMMODATION

**Gross Internal Area : Approx. 750 SQ Ft**

The unit is capable of taking a mezzanine floor

## ENTERPRISE ZONE

The building itself is located in the Enterprise Zone. For further information regarding possible Business Rates savings to your company please contact Rob Green at the Economic Development Company on 01253 478729 or via email [Rob@bfwedc.co.uk](mailto:Rob@bfwedc.co.uk).

## SERVICE CHARGE

A site service charge will be levied for the upkeep and maintenance of the site. Details to be confirmed.

## LEGAL FEES

The ingoing tenant is to be responsible for the Landlord's reasonable legal fees incurred during this transaction.

## LEASE

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

## RATEABLE VALUE

2017: £4,950 per annum.

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C

## 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.

### Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



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(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case s Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

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(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.  
Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



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