

TO LET

***** LOCATED ON ENTERPRISE ZONE *****

**UNIT 7
CALDER COURT
SHOREBURY POINT
BLACKPOOL BUSINESS PARK
LANCASHIRE
FY4 2RH**

- AVAILABLE WHOLE OR IN PART 675 – 2,238 SQ FT
- EXCELLENT BUSINESS PARK LOCATION
- OPEN PLAN MODERN ACCOMMODATION
- HIGH QUALITY DESIGN & FINISH
- LIFT FACILITIES/ LG3 LIGHTING
- 8 ON SITE CAR PARKING SPACES
- VIEWING ESSENTIAL

RENT: FROM £6,740 - £22,380 PER ANNUM EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

CALDER COURT, BLACKPOOL

LOCATION

The unit is located on Blackpool Business Park Enterprise Zone. The park itself is situated with ease of commuting to Blackpool town centre and to Lytham St Anne's. Blackpool Business Park is also close to the M55 motorway.

The Business Park is currently expanding and includes retail parks, offices and warehousing. Current occupiers on the Business Park include Blackpool Gazette, Morrisons and Warburtons.

DESCRIPTION

High specification modern offices.

Architecturally designed, Calder Court has been built to offer the most superior office accommodation available.

The three story offices are laid out over three suites and the offices benefit from 8 on site car parking spaces. There is a lift facility, air conditioning, and computer wire ways. The accommodation benefits from kitchenette facilities and is carpeted. The Suites also benefit from architectural glazing, LG 3 lighting and WC facilities. The unique development offers light, spacious and flexible accommodation with superb access to all major transport networks including Blackpool Airport and the M55 motorway which provides access on to the M6.

ACCOMMODATION

AVAILABLE WHOLE OR IN PART

Unit 7 – Ground Floor Office: 675 SQ FT

Unit 7 – First Floor Office: 778 SQ FT

Unit 7 Second Floor Office: 785 SQ FT

TOTAL: 2,238 SQ FT

ENTERPRISE ZONE

This property is located on The Blackpool Airport Enterprise Zone. Subject to qualifying criteria, businesses/ occupiers could qualify for Business Rate Exemption worth up to £275,000 per business over a 5 year period. For further details please contact Clare Taylor
clare@duxburyscommercial.co.uk 01253 316919

SERVICE CHARGE

A site service charge is levied for general upkeep of the site, and is currently £1.17 per sq ft pa exc. To include: Buildings Insurance, Soft and Hard Landscaping, external communal lighting, external communal water, rubbish removal, management and contingency.

CAR PARKING

8 on site car parking spaces available.

LEASE DETAILS

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

LEGAL COSTS

Incoming tenant is to be responsible for the Landlords reasonable legal costs incurred during the transaction.

RATEABLE VALUE

TBC.

VAT

All prices quoted are exclusive of VAT but may 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 fact



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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.

ACCOMMODATION SCHEDULE

<u>UNIT</u>	<u>SIZE</u>	<u>RENT</u>
GROUND FLOOR UNIT 7	675 SQ FT	£6750
FIRST FLOOR UNIT 7	778 SQ FT	£7780
SECOND FLOOR UNIT 7	785 SQ FT	£7850



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