

BLACKPOOL
JUNCTION 4 OF M55
SAT NAV: **FY4 5GU**

TO LET / MAY SELL DESIGN & BUILD OPPORTUNITIES 3,000 sq ft to 120,000 sq ft

INDIVIDUAL PLOTS FOR SALE

Suitable for a variety of uses, subject to planning, including:

- RETAIL / SHOWROOM
- OFFICE / INDUSTRIAL
- TRADE COUNTER
- LEISURE / FITNESS



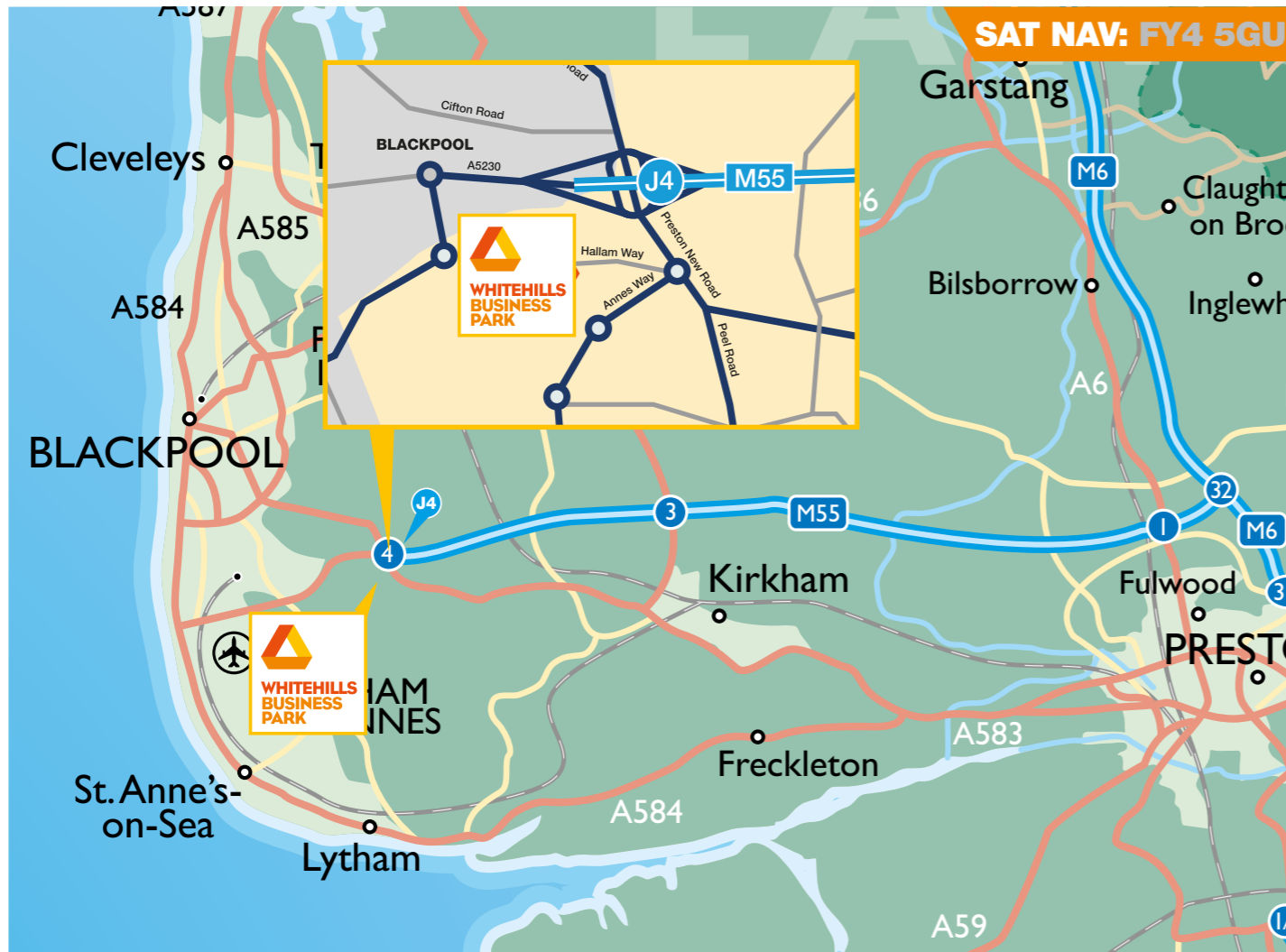


DESCRIPTION

Whitehills covers approximately 700 acres and has over 2.5 million sq ft of residential accommodation with a further 1900 homes planned.

Over 100 businesses are located on the estate including NS&I, Glasdons, NST Travel Group, Hargreave Hale stockbrokers & Napthens solicitors.

In addition to business space, Whitehills includes a B&Q Superstore, Travis Perkins, Premier Inn, Outside Inn pub/restaurant, Learning Tree Children's Nursery, BMW, Mini, Vauxhall and Honda car dealerships along with a number of other trade and retail businesses.



LOCATION

Whitehills is located at the geographic centre of the Fylde Coast, made up of the main towns of Lytham St Annes (south), Blackpool and Fleetwood (north) and serves as the gateway to the nation's motorway network being on Junction 4 of the M55, 10 miles from Junction 32 of the M6.

Destination	Distance	Drive Time
M6	10 miles	10 mins
M65	23 miles	20 mins
Blackpool centre	5 miles	10 mins
Lytham St Annes	5 miles	18 mins
Preston	13 miles	23 mins
Manchester Airport	55 miles	60 mins
Manchester	48 miles	61 mins

The Fylde has a resident population of approximately 350,000, 13 million leisure visitors a year and a catchment of 10 million within a 2 hour drive.



USAGE

Whitehills is allocated as an employment site with potential for a number of different uses on all plots subject to planning such as:

- Office & Industrial
- Trade counter / Bulky goods
- Leisure & Fitness
- Training / Conference centre
- Showroom / Roadside
- Veterinary surgery etc.



AVAILABILITY

SITE1 UNDER CONSTRUCTION – 75% PRE LET - COMPLETION SPRING

LET	Talisman House	21,500 sq ft	Hargreave Hale Stockbrokers
AVAILABLE	Apollo House	3,000 to 9,500 sq ft	High specification offices available to let
LET	7-8 Apollo Court	7,600 sq ft	Harvie Auto Products
AVAILABLE	9 Apollo Court	2,500 – 4,750 sq ft	Office/Industrial unit available to let
LET	10-11 Apollo Court	7,500 sq ft	Greenlite Lighting Solutions

SITE2 **4.20 Acres** (1.69HA)

SITE3 **0.65 Acres** (0.26HA)

SITE4 **2.25 Acres** (0.91HA)

SITE5 **4.29 Acres** (1.73HA)

SITE6 **0.53 Acres** (0.21HA)

Detailed planning consent for self-contained 10,000 sq ft high bay unit with yard

SITE7 **0.33 Acres** (0.13HA)

Detailed planning consent for three units, 2,500 to 9,500 sq ft

ABOUT HENCO

Based on the Fylde Coast in the North West of England, Henco International are a private property company established over 30 years specialising in commercial property development and investment.

Over the years, they have developed a variety of quality business premises ranging from 1,000 to 130,000 sq ft along with a strong and ever expanding client base. Henco are currently responsible for satisfying more occupier requirements for new build on the Fylde Coast than any other developer.

Their aim is to deliver good value and quality property solutions to occupiers, working closely with their team of consultants to ensure clients receive the best possible service.

“We understand the distraction moving to new premises can be and try to make the process as seamless and stress-free as possible. We are ‘hands-on’, based at Whitehills and always happy to meet with occupiers at an early stage on a no obligation basis to discuss initial requirements”.



15 Olympic Court, Boardmans Way, Whitehills Business Park, Blackpool FY4 5GU



MISREPRESENTATION ACT: All Agents and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of all agents has any authority to make or give any representation or warranty in relation to this property.

