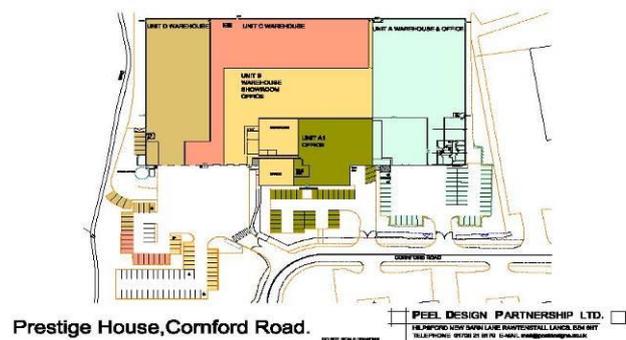


TO LET

UNIT C
PRESTIGE HOUSE
CORNFOR ROAD
BLACKPOOL
LANCASHIRE
FY4 4QQ

- MODERN WAREHOUSE/ OFFICE ACCOMMODATION
- CLOSE TO JUNCTION 4 OF THE M55 MOTORWAY
- SECURE SITE
- FLEXIBLE TERMS AVAILABLE
- CAR PARKING/ LOADING FACILITIES
- C: GIA 26,593 SQ FT

RENT: FROM £3.50 PER SQ FT 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

CORNFORD ROAD, BLACKPOOL

LOCATION

Situated in the geographic centre of the Fylde Coast, Prestige House is located off Cornford Road, Blackpool a prime distribution location with fast, easy access to junction 4 of the M55 (1 mile) approximately 10 miles west of Preston. Other nearby occupiers include Johnson & Johnson, Glasdon Group and Tesco Extra.

DESCRIPTION

The site benefits from extensive and secure yard area, excellent loading facilities and good eaves height.

The units are fully sprinklered and Unit C has dock levelers.

ACCOMMODATION

UNIT	DESCRIPTION	SQ FT	SQ M	PARKING
C	Storage/distribution	26593	2470	12

LEASE

Flexible lease terms are available by negotiation on FRI terms.

VAT

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

SERVICE CHARGE

A service charge is levied for the up keep and maintenance of the site.

RATEABLE VALUE

Unit C: 2010 RV £72,000

ENERGY PERFORMANCE CERTIFICATE

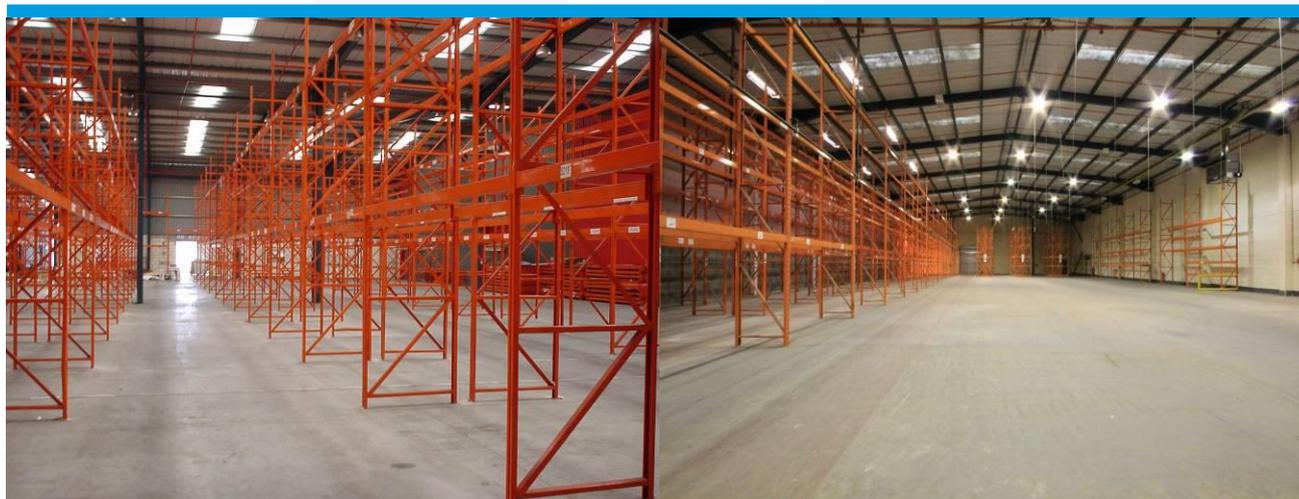
Details to be confirmed

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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(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
(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.

(3) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(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.