

TO LET

ENTERPRISE ZONE

FIRST FLOOR OFFICE SUITES
OFFICES 1A & 1B
AVROE HOUSE
AVROE CRESCENT
BLACKPOOL
LANCASHIRE
FY4 2DP

- FIRST FLOOR OFFICE SUITES
- AVAILABLE WHOLE OR IN PART
- TOTAL NET INTERNAL AREA: 7,080 SQ FT
- PRESTIGIOUS BLACKPOOL BUSINESS PARK
- LOCATED ADJACENT TO BLACKPOOL AIRPORT
- AMPLE CAR PARKING (33 SPACES)
- CLOSE TO M55
- VIEWING ESSENTIAL

RENT FROM £10.00 PER SQ FT PER ANNUM EXC



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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AVROE CRESCENT BLACKPOOL

DESCRIPTION

Duxburys Commercial is proud to have been instructed to market this first floor office accommodation located on the prestigious Blackpool Business Park. The accommodation is mainly open plan. The accommodation is available whole or in part. The accommodation benefits from air conditioning and central heating, double glazing and a suspended ceiling. There are separate WC facilities and a central reception area which is secure. Externally there is also a smoking shelter and landscaped areas.

ACCOMMODATION

Total Net Internal Area: 7,080 sq ft with 33 car parking spaces.

- Office 1A - 3,270 sq ft with 15 car parking spaces.
- Office 1B - 3,810 sq ft with 18 car parking spaces.

LOCATION

The park itself is situated within close proximity to Blackpool town centre and to St Annes town centre. 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, Morrisons and Warburtons. Avroe House itself occupies a prominent position on the park off Amy Johnson Way behind Morrisons.

ENTERPRISE ZONE

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

RATING ASSESSMENT

Rated as a whole at £61,000 per annum (First Floor)

EPC

Rating: D

LEGAL FEES

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

LEASE

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

SERVICE CHARGE

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.

Disclaimer/ Planning 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.



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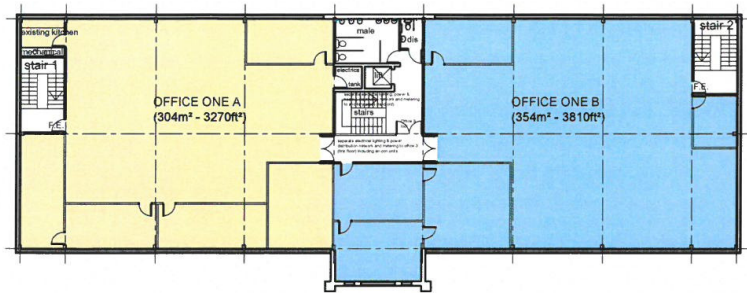
- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
 - (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
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- 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.



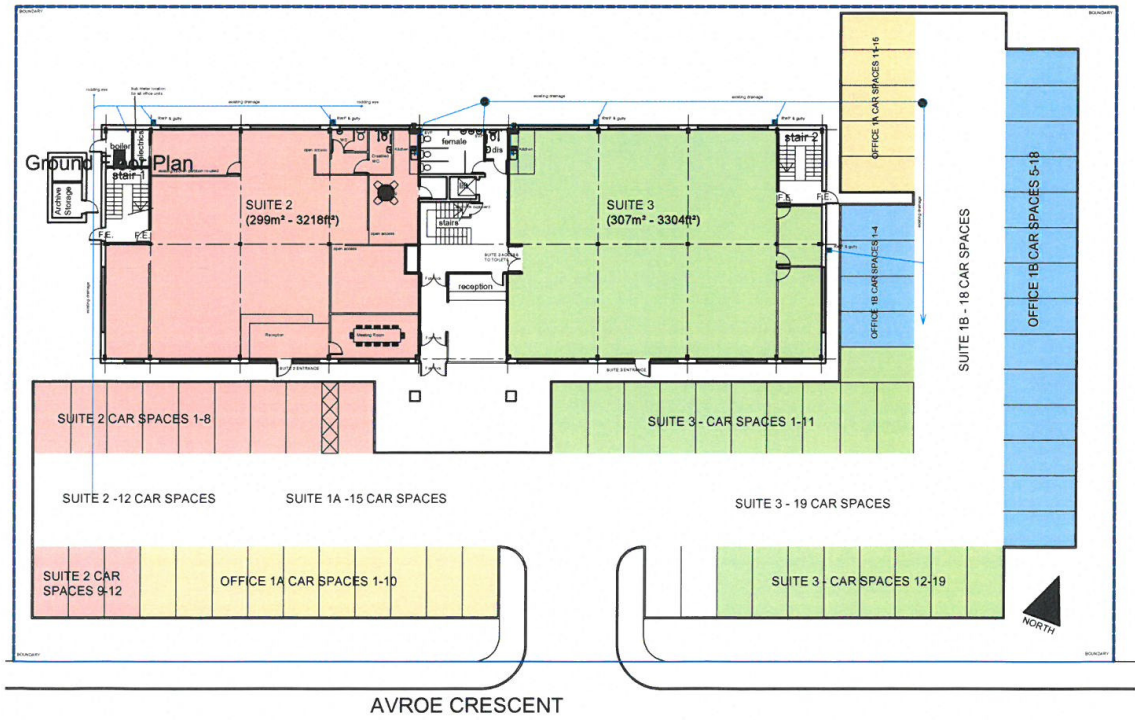
NOTES

- This drawing is copyright. No unauthorized copying of drawing without the express permission of the architect.
- Do not scale from prints. Use figure dimensions only.
- Contractors to check all dimensions on site prior to commencement of works.
- All works to be carried out in accordance with current statutory health and safety regulations.
- This drawing is to be read in conjunction with all relevant consultants' and/or specialist drawings / documents and any discrepancies or omissions are to be notified to the architect before affected work commences.

REV.	AMENDMENTS	DATE
Rev A	Suite 2 partition amendments	16-03-21
Rev B	Car Parking Allocation	16-03-21
Rev C	Suite 2 new entrance & backing reallocation	16-03-21
Rev D	Suite 1A & 1B parking arrangements altered	16-03-21
Rev E	Suite 1A & 1B Office & parking arrangements altered	16-03-21



FIRST FLOOR PLAN



GROUND FLOOR PLAN & CAR PARKING

Project	ALTERATIONS TO AVROE HOUSE AVROE CRESCENT, BLACKWOOD
Drawing	GROUND & FIRST FLOOR PLANS AND CAR PARKING
Client	HENCO INTERNATIONAL LTD
Des. By	HP
Scale	1:200
Orig. No.	16-09-10-E
Orig. Scale	A2
Date	MARCH 2018

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respect of the property.
 (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
 (5) 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.
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