

# OFFICES-TO LET

**\*\*\* AVAILABLE WHOLE OR IN PART \*\*\***

**FORMER AXA BUILDING  
A, B AND C BLOCK  
BALLAM ROAD  
LYTHAM  
LANCASHIRE  
FY8 4LE**

- OFFICE SPACE AVAILABLE FROM 4,695 SQ FT – 64,045 SQ FT
- WELL LOCATED IN LYTHAM TOWN CENTRE
- EASE OF COMMUTING TOWARDS M55, PRESTON AND BLACKPOOL
- EXCELLENT CAR PARKING ALLOCATION – APPROX. 250 SPACES AVAILABLE BY NEGOTIATION
- THE ACCOMMODATION BENEFITS FROM LIFT FACILITIES, DISABLED WCs AND SECURE ACCESS
- THE PROPERTY WOULD SUIT VARIOUS USES STPP
- VIEWING HIGHLY RECOMMENDED

**RENT: £10.00 PER SQ FT PER ANNUM EXCLUSIVE**



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# BALLAM ROAD, LYTHAM ST ANNES

## DESCRIPTION

Duxburys Commercial are delighted to have been instructed to act on behalf of AXA in relation to the letting of the above mentioned offices.

A rare opportunity in Lytham has arisen to rent good quality office accommodation in various sizes ranging from 4,695 sq ft to 64,045 sq ft.

The building is currently split in to 3 blocks and the property can be let as a whole, or block by block or on a floor by floor basis.

The office accommodation itself is set over four floors and benefits from cabling, lighting, central heating, some air conditioning and lift facilities. There are also WC facilities within the cores as well as disabled facilities.

The car parking provision is excellent with up to 50 spaces to the rear of the property and use of 200 spaces in the adjacent multi story car park. Parking will be by way of separate negotiation.

The site is secure with an entry barrier to the main entrance off Ballam Road with security. The site itself shares the access with Ribble House and operates a one way traffic system around the perimeter.

The accommodation could be used for different uses and all enquiries in relation to change of use should be made directly to Fylde Borough Council's Planning Department.

Viewing is essential to appreciate the opportunities and quality within. .

## LOCATION

Lytham is located between Blackpool and Preston and Ballam Road is close to Lytham town Centre and also provides ease of access to the M55 motorway linking the M6.

The building is well located and overlooks Park View and is close to Lytham Hall. Pedestrian access is available on to Park View Road, linking the property to the park and Booths supermarket is a short walk away.

Lytham Town Centre is also a close walk away and benefits from many amenities including Lytham train Station. Lytham also has excellent bus routes to both Preston, Blackpool and other surrounding towns. The high street is busy and benefits from national operators including Sainsburys, Greggs various banks and restaurants and cafes/ coffee shops including Costa and Caffè Nero.

The office accommodation is also a short distance from Lytham Green and the Promenade.

Ease of commuting is available towards Preston, Wrea Green, St Annes and Blackpool as well as surrounding areas.

### **By Road:**

Lytham to Blackpool is approximately 6 miles  
Lytham to Preston is approximately 11 miles

### **By Train:**

Lytham Train Station connects to / through Blackpool & Preston Train Station



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## PLANS

A floor plan pack is available on request.

## CAR PARKING

There are approximately 50 spaces to the rear of the building. The property also benefits from use of 200 spaces within the multi-storey car park. Car parking is available by way of separate negotiation.

## LEGAL FEES

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

## LEASE

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

## BUSINESS RATES

2017 RV: £530,000 per annum

## SERVICE CHARGES

A service charge will be levied for site maintenance and upkeep, full details to be confirmed.

## VIEWING

Strictly via prior appointment through our office on 01253 316 919 Option 2.

## EPC RATING

EPC RATING: To be confirmed

## VAT

All prices quoted are subject to VAT at the prevailing rate.



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## ACCOMMODATION

<b>Block A</b>	<b>Sq M</b>	<b>Sq Ft</b>
<u>Ground Floor</u>	813.60	8,755
<u>First Floor</u>	805.80	8,670
<u>Second Floor</u>	784.40	8,440
<u>Third Floor</u>	713.40	7,675
<b>Block B</b>		
<u>Ground Floor</u>	486.40	5,235
<u>First Floor</u>	482.40	5,190
<u>Second Floor</u>	479,50	5,160
<b>Block C</b>		
<u>Ground Floor</u>	453.60	4,880
<u>First Floor</u>	453.60	4,880
<u>Second Floor</u>	436.30	4,695
<u>External Storage</u>	43.10	460
<b>Total</b>	<b><u>5,952.10</u></b>	<b><u>64,045</u></b>



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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.  
(3) The Vendor does not make or give and neither Duxburys 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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(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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