

TO LET

GROUND FLOOR OFFICE
UNIT 12 WESTBY CLOSE
WHITEHILLS BUSINESS PARK
BLACKPOOL
LANCASHIRE
FY4 5LW

INCENTIVES AVAILABLE

- HIGH SPECIFICATION OFFICE SPACE
- GROUND FLOOR OFFICE: 1,902 SQ FT
- EASE OF COMMUTING TO M55 MOTORWAY & M6
- BUSY BUSINESS PARK
- CAR PARKING TO THE FRONT

RENTAL: £9,500 PER ANNUM EXCLUSIVE



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WESTBY CLOSE, BLACKPOOL

LOCATION

Ground floor office space within a modern office building situated on the Whitehills Business Park. This office building is situated in Westby Close, providing ease of commuting to Junction 4 of the M55.

The M55 provides access to the M6 motorway and the motorway network beyond. The development itself is accessed off a major roundabout off which B&Q warehouse and Premier Inn Hotel are situated.

Commuting options are also available to the surrounding towns of Blackpool, St Annes and Lytham.

DESCRIPTION

Open plan ground floor office space within a modern office building. The first floor is owner occupied.

The ground floor offices will share the WC's within the entrance foyer but has its own Kitchen. The offices have been completed with a range of high quality fittings including Category 2 lighting, commercial grade carpet, light hardwood doors and granite floor foyer area.

The Landlord may assist a tenant by inserting a separate ground floor new front entrance (subject to the lease negotiations).

There will be allocated car parking to the front on the building (to be negotiated and subject to the lease agreed).

ACCOMMODATION

Ground Floor: NIA 1,902 SQ FT (177 SQ M)

Kitchen

Shared WC's and Entrance Foyer

RATES PAYABLE

To be confirmed.

LEASE DETAILS

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

LEGAL COSTS

The ingoing tenant is to be responsible for the landlord's legal costs incurred during this transaction

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.

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