



## TO LET MODERN WAREHOUSE/ CASH & CARRY PREMISES

UNIT 4A  
SQUIRES GATE  
INDUSTRIAL ESTATE  
SQUIRES GATE LANE  
BLACKPOOL  
FY4 3RN

### LOCATION

The property is well located to the south of Blackpool town centre, off Squires Gate Lane, approximately 2 miles from the M55 motorway. The property sits adjacent to Blackpool Retail Park where occupiers include Aldi, Pets at Home, Halfords and Dunelm.

### DESCRIPTION

The property comprises a detached, steel portal frame warehouse property with a minimum eaves height of approximately 6.7 metres and part brick elevations and part profile cladding sheeting. There is a separate customer access covered by a canopy with secure loading facilities to the rear. The property is fitted out to a high specification and benefits from ample parking to the front and the side of the property (approximately 130 spaces).

The office accommodation is predominately provided at first floor level and comprises a series of open plan and private offices together with WCs and canteen facilities.

### FLOOR AREAS

We understand the approximate gross internal area is as follows:

Ground floor warehouse	30,287 sq ft (2,814 sq m)
First floor offices	1,879 sq ft (174 sq m)
<b>TOTAL</b>	<b>32,166 sq ft (2,988 sq m)</b>

The site extends to approximately 1.85 acres providing a low site coverage of 38%

### SERVICES

We understand that all mains services are connected to the property.

### RENT

The property is available to lease at a quoting rent of £127,000 per annum exclusive.

**LEASE TERM** - 5 Years minimum.

### RATES

R.V. £99,500 (2017 list) Estimated Rates Payable £47,600 (2017/2018).

This property may qualify for business rates relief, please contact Blackpool Council on 01253 477477 or visit [www.gov.uk/introduction-to-business-rates](http://www.gov.uk/introduction-to-business-rates) for further information.

**VAT** – The property is elected for VAT.

**LEGAL FEES** - Each party to be responsible for its own legal costs in connection with the transaction.

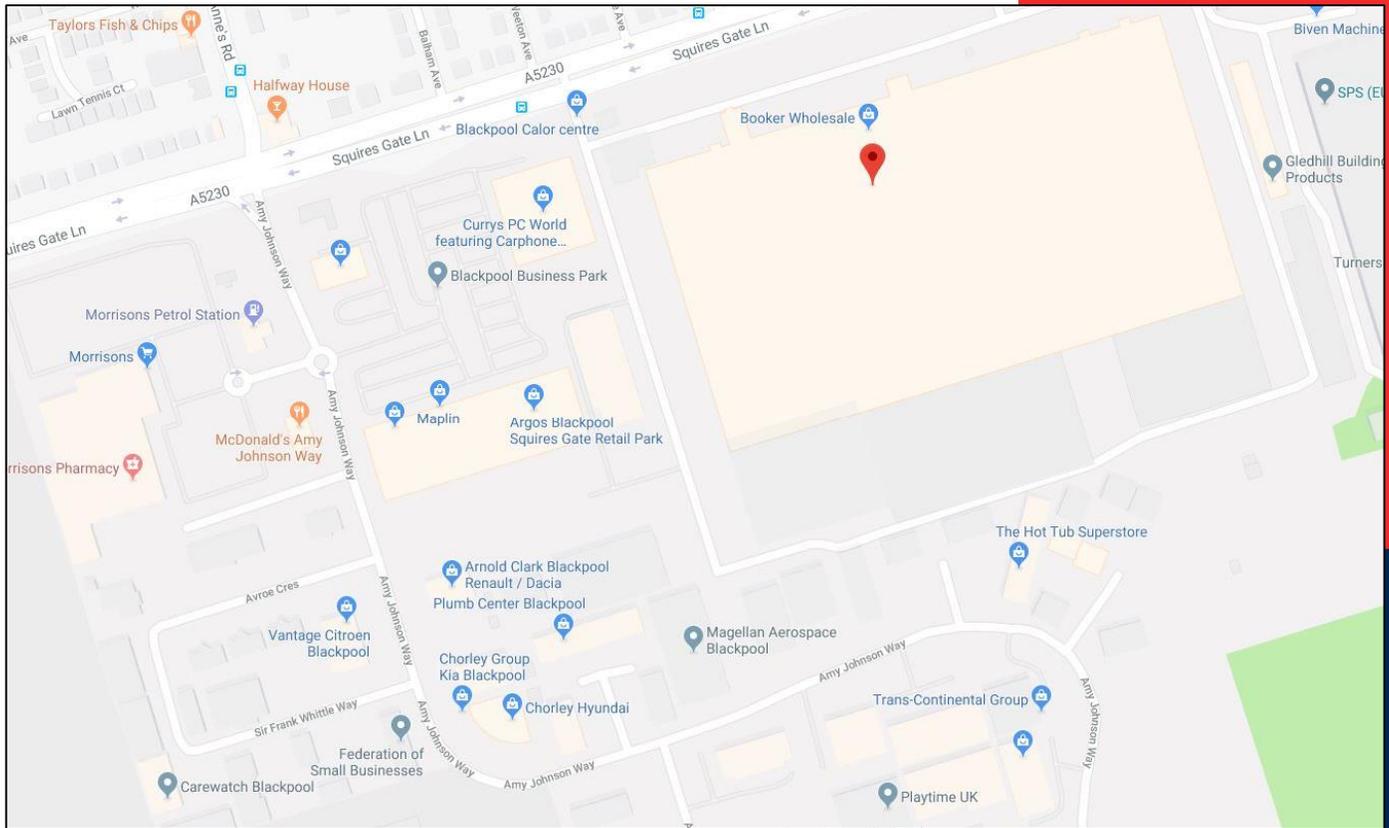
**VIEWING**  
Strictly by appointment

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01772 769000  
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**Energy Performance Certificate** HM Government

Non-Domestic Building

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**UNIT 4A SQUIRES GATE INDUSTRIAL ESTATE**      **Certificate Reference Number:**  
 Booker Cash & Carry      0051-0439-0869-5995-6002  
 Squires Gate Lane, Squires Gate Industrial Estate  
 BLACKPOOL  
 FY4 3RN

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

Energy Performance Asset Rating

More energy efficient

A+

A

B

C

D

E

F

G

0-25

26-50

51-75

76-100

101-125

126-150

Over 150

Net zero CO<sub>2</sub> emissions

54

← This is how energy efficient the building is.

Technical information

Main heating fuel: Natural Gas

Building environment: Heating and Natural Ventilation

Total useful floor area (m<sup>2</sup>): 2503

Building complexity (NOS level): 4

Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup>): 85.42

Benchmarks

Buildings similar to this one could have ratings as follows:

21

if newly built

56

if typical of the existing stock

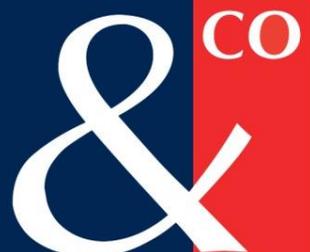
For full details of available commercial premises throughout the North West, please visit:

[www.pinkus.co.uk](http://www.pinkus.co.uk)

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



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