



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION

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INDUSTRIAL

BLACKPOOL & FYLDE INDUSTRIAL ESTATE

BLACKPOOL, FY4 5DR



TO LET

WORKSHOP/INDUSTRIAL UNITS

495 - 15,590 SQ FT (46 - 1,951 SQ M)

 **INCENTIVES AVAILABLE**

www.blackpoolindustrial.co.uk



DESCRIPTION

Blackpool & Fylde Industrial Estate is located in one of Blackpool's prime business locations with direct access to the M55 motorway. The estate totalling 105,000 sq ft offers a variety of workshop/ industrial units ranging from 495 sq ft (46 sq m) up to larger warehouse units of 15,590 sq ft (1,951 sq m).

The smaller workshop units are designed with smaller businesses in mind allowing maximum utilisation of the workspace, whilst the larger warehouse units are suitable for a variety of uses.



ACCOMMODATION

The estate provides a wide range of unit sizes from 495 - 15,590 sq ft (46 - 1,951 sq m). For current availability please call one of the letting agents or visit the dedicated website www.blackpoolindustrial.co.uk



SPECIFICATION

The premises on Blackpool & Fylde Industrial Estate benefit from:

- CCTV on site
- Security fencing
- Prime business location
- Good parking provision
- Three phase electricity
- Manually operated up and over loading doors
- Reinforced concrete floor
- Steel portal frame



BLACKPOOL & FYLDE INDUSTRIAL ESTATE, BLACKPOOL, FY4 5DR 495 - 15,590 SQ FT





BLACKPOOL & FYLDE INDUSTRIAL ESTATE, BLACKPOOL

SAT NAV POSTCODE
FY4 5DR



RENT/TERMS

Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate. Units are available on flexible tenancy agreements.



RATES

For further information on Rateable Value or rates payable contact Fylde Borough Council, or alternatively you can obtain information from the Valuation Website www.voa.gov.uk.



LOCATION

Blackpool & Fylde industrial estate is prominently located in one of Blackpool's premier industrial locations. Adjoining, the Squires Gate Link Road, the estate benefits from direct access to the M55 motorway which is less than half a mile away. In turn junction 32 of the M6 is within a 15 minute drive providing excellent communication links with the North and South. Blackpool Airport is also only within a 5 minute journey.



TRAVEL DISTANCES

M55	0.5 Miles
Blackpool Airport	2 Miles
Blackpool Town Centre	3.5 Miles
M6	15 Miles
Preston	16 Miles



VIEWING

To arrange a viewing or for further information please contact one of the joint letting agents.

Adam Taylor
adam@durburyscommercial.co.uk

Richard Williams:
rwilliams@whittlejones.co.uk



www.blackpoolindustrial.co.uk

MISREPRESENTATION ACT

These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. January 2011.

Over 200 locations throughout the Midlands and the North