

# BLACKPOOL BUSINESS SPACE

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**TO LET**



## BLACKPOOL & FYLDE INDUSTRIAL ESTATE

BRUNEL WAY, BLACKPOOL, FY4 5DR

**UNITS FROM:**

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

## CLIFTON TRADE PARK

BRINWELL ROAD, BLACKPOOL, FY4 4QU

**INDUSTRIAL UNITS FROM:**

**585 - 6,952 SQ FT (54 - 522.6 SQ M)**

**OFFICE SUITES FROM:**

**103 - 1,203 SQ FT (9.6 - 111.7 SQ M)**



TRAVEL DISTANCES	BLACKPOOL & FYLDE INDUSTRIAL ESTATE	CLIFTON TRADE PARK
M55	0.1 mile	1 mile
Blackpool Airport	2.6 miles	2.2 miles
Blackpool Town Centre	3.6 miles	2.6 miles
Preston	15.2 miles	15.1 miles
M6	17.9 miles	17.8 miles



Northern Trust's Blackpool Business Space is split into two separate estates:

### BLACKPOOL & FYLDE INDUSTRIAL ESTATE



- Over 100,000 sq ft of industrial/workshop units.

### CLIFTON TRADE PARK



- More than 26,000 sq ft of industrial/trade counter units
- Over 8,000 sq ft of small flexible office space.

## BLACKPOOL

Blackpool is located on the Fylde Coast in the North West of England, approximately 15 miles to the west of Preston, 45 miles north of Liverpool and 50 miles north west of Manchester. Blackpool has excellent road communications situated next to Junction 4 of the M55 Motorway, providing direct access to the M6 and the wider regional and national motorway network.



# BLACKPOOL & FYLDE INDUSTRIAL ESTATE

## WORKSHOP/INDUSTRIAL UNITS FROM 495 - 15,590 SQ FT



### DESCRIPTION

Blackpool & Fylde Industrial Estate is arranged into 11 terraces of workshop/industrial units and a larger standalone unit of 15,590 sq ft. One of Blackpool's premier business locations, the estate benefits from security fencing and on site CCTV. The units offer ample parking and circulation space.

### SPECIFICATION

- Three phase electricity
- Up and over loading doors
- Reinforced concrete floor
- Steel portal frame

### ACCOMMODATION

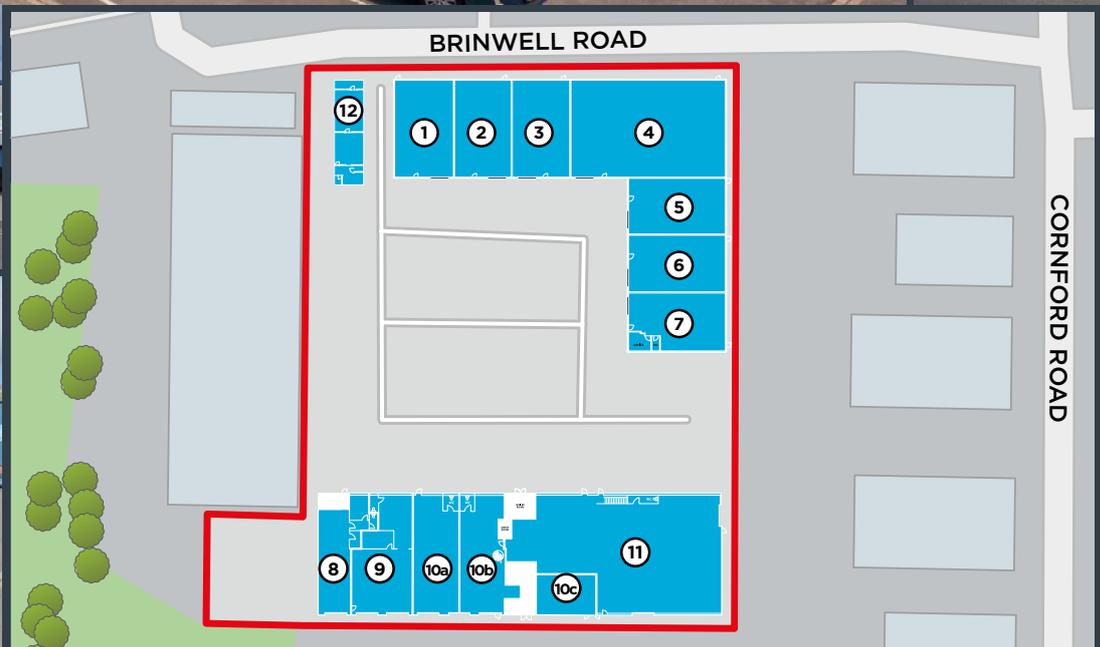
The smaller workshop units provide space from 495 sq ft, with larger industrial units from 1,000 sq ft upwards. Units can be combined to create a larger floor area, subject to availability.



For current availability please visit [www.blackpoolbusinessspace.co.uk](http://www.blackpoolbusinessspace.co.uk)

# CLIFTON TRADE PARK

## WORKSHOP/INDUSTRIAL UNITS FROM 585 - 6,952 SQ FT



### DESCRIPTION

Clifton Trade Park provides over 26,000 sq ft of industrial/trade counter space, split into 14 units.

The units are arranged into a ground floor terrace, an L shaped single storey terrace and a standalone unit overlooking a central courtyard. The units range in size from 585 sq ft upwards. Units can be combined to create a larger floor space, subject to availability.

Externally, the central courtyard offers generous parking and circulation space. The estate is fully fenced with secure gated access across one front entrance.

### SPECIFICATION

- Steel portal framed construction with part brick and steel clad elevations
- Mono pitched roofs
- Electric roller shutter access doors to the front of each unit
- Various eaves heights
- Translucent roof panels
- Units 10a & 10B roller shutter door height measures 3 m x 3.3m

### ACCOMMODATION

UNIT	FLOOR AREA	
	SQ FT	SQ M
1	1,500	139
2-4	6,952	646
5	1,517	141
6	1,484	138
7	1,484	138
8	1,131	105
9	1,194	111
10A	1,432	133
10B	1,658	154
10C	721	66.9
11	5,625	523
12	585	54
<b>Total</b>	<b>25,283</b>	<b>2,348.9</b>

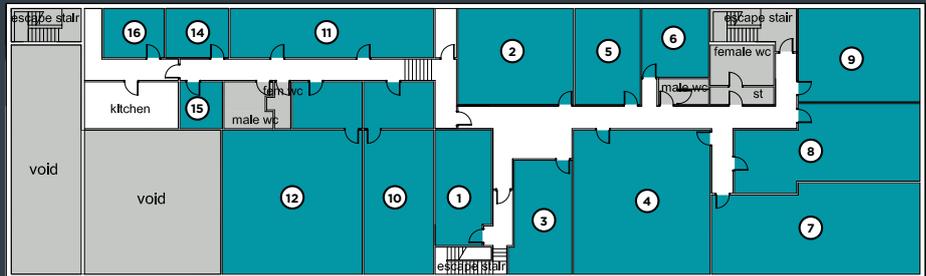
# CLIFTON TRADE PARK

## OFFICE SUITES FROM 103 SQ FT (1 PERSONS) UPWARDS



### DESCRIPTION

Clifton Trade Park also incorporates a separate business centre, which offers a range of modern first floor office suites which have recently been renovated. A new kitchen area has been created, providing businesses with an informal meeting area. The office suites are fully carpeted and range in size from 1 person (103 sq ft) upwards. Office suites can be combined to create a larger floor space subject to availability.



First Floor

### SPECIFICATION

- New kitchen facilities and informal meeting area
- Fully carpeted office suites
- Secure entrance door
- On-site parking

### ACCOMMODATION

SUITE	FLOOR AREA		
	SQ FT	SQ FT	PEOPLE
1	328	30.4	4
2	574	53.3	7
3	374	34.7	5
4	1,100	102.2	10+
5	329	30.5	4
6	222	20.6	3
7	968	89.9	10+
8	683	63.4	9
9	574	53.3	7
10	659	61.2	9
11	497	46.1	6
12	1,203	111.7	10+
14	177	16.4	2
15	103	9.5	1
16	156	14.4	2
<b>Total</b>	<b>7,947</b>	<b>737.6</b>	





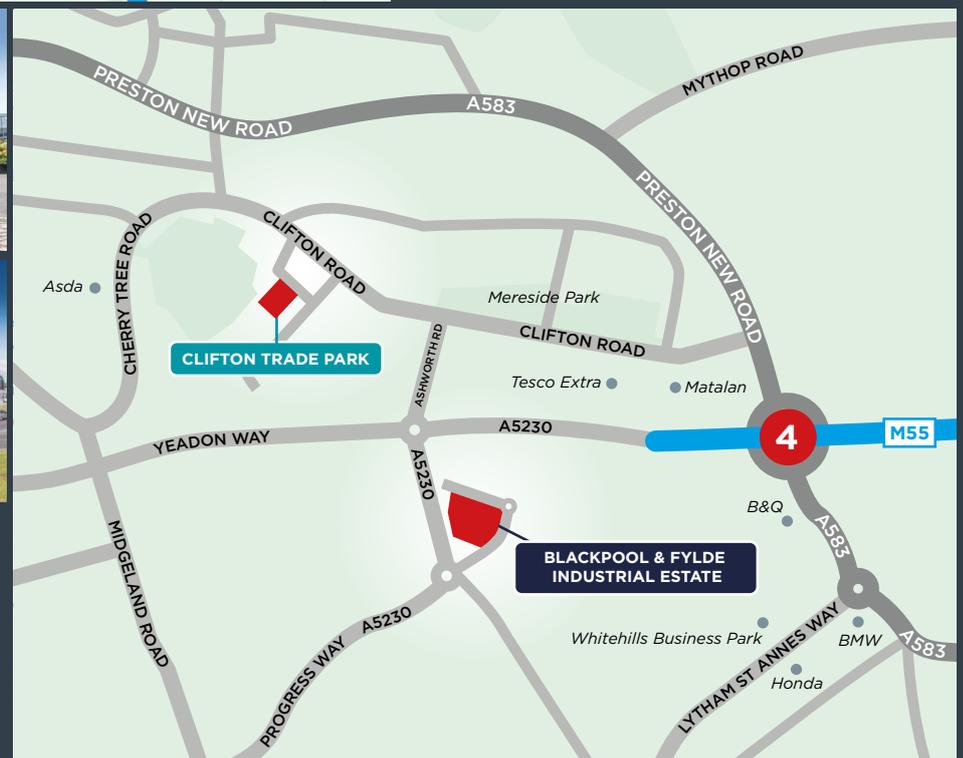
## LOCATION

Blackpool & Fylde Industrial Estate and Clifton Trade Park are ideally located close to Junction 4 of the M55, offering excellent transport links to the wider region.

Blackpool & Fylde Industrial Estate is accessed off the A5230, Progress Way and is highly visible from the dual carriageway. The estate offers good access to Squires Gate and South Shore with its array of local amenities.

Clifton Trade Park is positioned centrally on the well-established Clifton Road Industrial Estate. The estate is accessed off Brinwell Road to the north and is on the west side of Cornford Road.

The immediate area has seen a substantial regeneration, with the creation of a new hi-tech police station headquarters. Nearby amenities include Clifton Retail Park.



## TERMS

There are a range of flexible leasing options available. For further details please contact us.

## EPC

The EPC ratings on the available properties range from B47 - E123. Copies of individual EPC's are available on request.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.



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