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COMMERCIAL ESTATE AGENTS

227/229 Church Street, Blackpool, FY1 3PB

Specialists for over 50 years in the sale and valuation of businesses, hotels and all types of commercial properties.

NB: The particulars set out in these details do not form part of an offer of contract. Any intending tenant/purchaser must satisfy self by inspection or otherwise as to their accuracy. Neither Kays nor the vendor has any authority to make or give any representation or warranty in relation to this property.



Detached Office Building with Parking

Reference: 010190

Leasehold Price: Legal Fees

Tenure Type: Leasehold

DESCRIPTION: Modern suite of offices located in Cleveleys centre. Detached two storey building with gated car parking for up to 8 cars. 9 offices over two floors approx. 120sqm fully cabled for computer connections with numerous points in each room plus kitchens and toilets to each floors. New lease available at commencing rent of £16,500 per annum. May consider selling freehold. Modern office unit with central heating and air conditioning. May suit other uses subject to approval.

LOCATION: Located on Brighton Lane which is off Brighton Avenue and Cleveleys Avenue in the centre of Cleveleys.

ACCOMMODATION

Ground Floor: Reception entrance and stairs; reception office 3.6m x 4m; kitchen and wc; boardroom 5.8m x 3.4m; private office 2.8m x 3.4m; general office 2.6m x 6m; kitchen; disabled wc; store;

First Floor: Office 3.6m x 4m; office 3.7m x 4m; office 1.6m x 2.5m; office 3m x 3.6m; office 2.4m x 3.6m; kitchen 1.8m x 3.5m; ladies & gents wc's;

SERVICES: All mains services connected, gas central heating, air conditioning, solar panels and door entry system.

TENURE: Leasehold. New Full Repairing and Insuring lease, term negotiable, rent £16,500 per annum.

Viewing *STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.*

2/2a Brighton Lane, Cleveleys FY5 2AA