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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.



Workshop Unit

Reference: 010402

Leasehold Price: Legal Fees

Tenure Type: Leasehold

DESCRIPTION: Modern workshop unit located on Poulton Industrial Estate. Open plan space provides approx. 110sqm (1185 sq ft) included partitioned wc. Roller shutter vehicle access plus separate pedestrian door access. Parking for 3 cars, shared drive gives access to units. New Full Repairing and Insuring Lease, rent £7,800 per annum + VAT. Unit available from early October 2021.

LOCATION: The unit is a semi detached modern building located to the rear of Newell House which is the Antech Hydraulics offices located on Cocker Avenue at Poulton Industrial Estate.

ACCOMMODATION

Ground Floor: Open plan unit 6.6m x 16.7m including partitioned wc. Roller shutter vehicle access

plus pedestrian door access with eaves height of 4m.

Exterior: Communal gated parking area with 3 spaces.

SERVICES: 3 Phase electric and water services connected. **EPC RATING: C**

TENURE: Leasehold. New lease, minimum 3 years, Full Repairing and Insuring Term, rent £7,800 + VAT quarterly in advance. Lease excluded from Landlord and Tenant Act. In addition to rent there is a service charge for common area, maintenance, cleaning, lighting and security (approximately £250 per annum).

Viewing STRICTLY BY PRIOR TELEPHONE APPOINTMENT THROUGH OUR OFFICE.

Unit B Newell House, Cocker Avenue, Poulton, FY6 8JU



