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**FOR
SALE**



QUALITY OFFICE SUITE

84 m² (904 ft²)

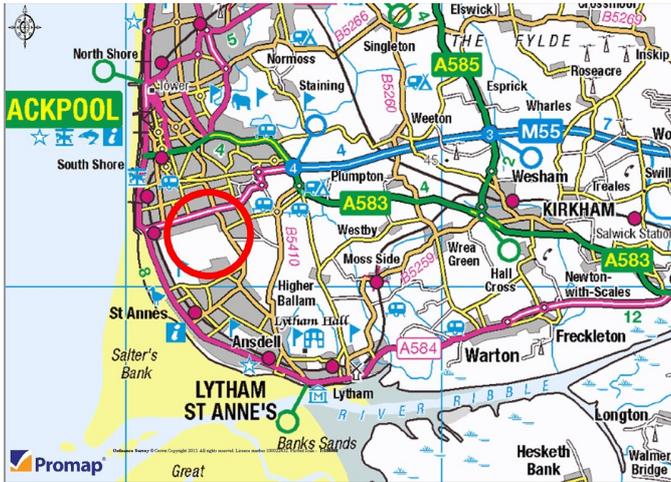
**2 The Pavillions
Avroe Crescent
Blackpool Business Park
Blackpool
FY4 2DP**

- Single Storey Office Premises
- Well established Business Park location
- 4 allocated car parking spaces (1:226 ft²)
- Flexible terms/tenants incentives available

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Location

The office suite is situated on the well-established Blackpool Business Park directly adjacent to Blackpool Airport. The location affords excellent access to both Blackpool Town Centre and the Motorway Network with junction 4 of the M55 Motorway being located within approximately 5 minutes drive.

Other occupiers within the immediate vicinity include the Blackpool Gazette and a Morrison's Supermarket.

Description

A modern purpose-built single-storey office offering a high specification office suite being generally open plan incorporating 2 partitioned offices, offering suspended ceilings, Category II lighting in addition to kitchen and WC facilities.

The suite benefits from 4 allocated car parking spaces providing an excellent car parking ratio of 1 space per 226 ft².

The premises are situated within a well-landscaped and maintained development affording an excellent working environment.

Accommodation

The accommodation extends to an approximate net internal floor area of 84 m² (904 ft²).

Services

We understand that mains electricity, gas, water and drainage are connected to the premises.

Rating Assessment

We understand that the premises have a Rateable Value of £9,000.

Interested parties are, however, advised to make their own enquiries with Blackpool Borough Council (tel. 01253 658658).

Planning

We understand that the premises currently have consent for their existing use generally falling within Class B1 (offices) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, advised to make their own separate enquiries via local Planning Authority at Blackpool Borough Council (tel no. 01253 476225).

Tenure

Understood to be freehold.

Asking Price

Offers in the region of £115,000.

Service Charge

A service charge will be levied to cover the cost of maintenance and management of the external areas. Details available upon request.

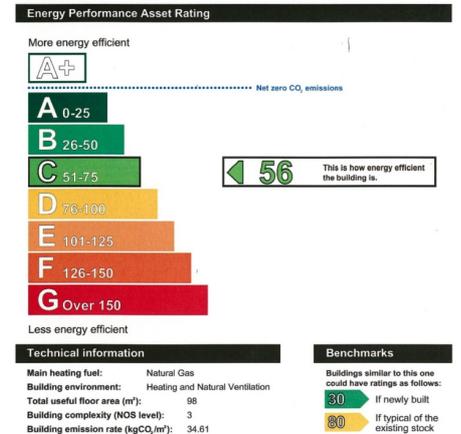
Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

Energy Performance Certificate

Energy Performance Certificate		HM Government
Non-Domestic Building		
The Staff Agency Ltd Unit 2 The Pavilions, Avros Crescent BLACKPOOL FY4 2DP	Certificate Reference Number: 0480-0539-9109-0704-3006	

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.



Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All prices quoted are exclusive of, but may be subject to, VAT at the standard rate.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: mac@eckersleyproperty.co.uk