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**TO LET  
(MAY SELL)**



## NEW PURPOSE-BUILT EMPLOYMENT SPACE

60 m<sup>2</sup> ( 650 ft<sup>2</sup> ) — 929 m<sup>2</sup> ( 10,000 ft<sup>2</sup> )

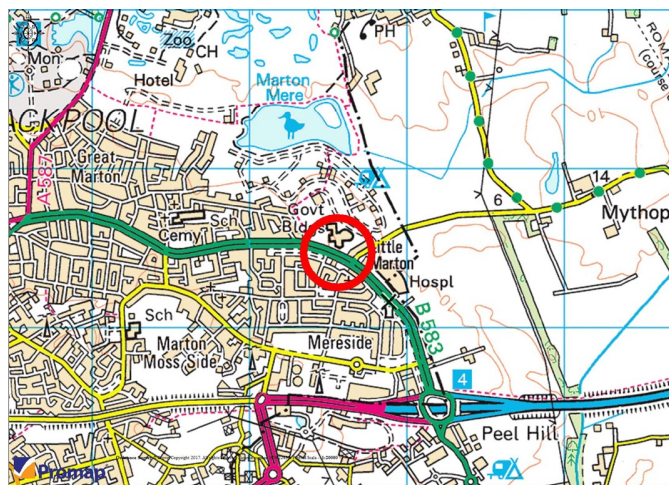
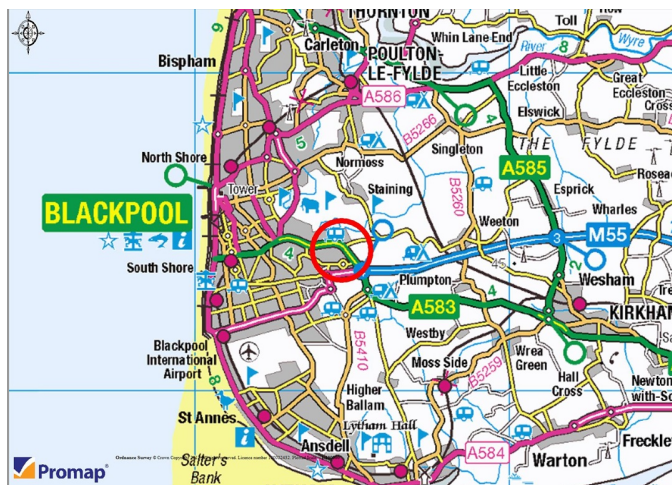
**Former NS & I Site  
Preston New Road  
Blackpool  
Lancashire  
FY3 9YP**

- High profile and highly prominent location
- Close to M55 Motorway
- Excellent business development opportunity
- Flexible terms available

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## Location

The site is prominently situated on the northern side of Preston New Road (A583) on the eastern fringe of the Blackpool conurbation. Access and communications are well afforded with Preston New Road linking directly to Blackpool Town Centre (2 miles to the west) and also to junction 4 of the M55 Motorway at Peel Corner. The immediate surrounding area is mixed commercial and residential.

## Description

The site forms part of the former NS & I building complex which has been demolished and is subject to development proposals. The first phase of development is for housing and the second phase is allocated to develop commercial business space. This could provide a range of small to medium sized business units or small scale office accommodation.

## Accommodation

The scope of development is for 60 m<sup>2</sup> – 279 m<sup>2</sup> (650 ft<sup>2</sup> – 3,000 ft<sup>2</sup>) and 465 m<sup>2</sup> – 929 m<sup>2</sup> (5,000 ft<sup>2</sup> – 10,000 ft<sup>2</sup>), traditional business units or similar size two-storey office accommodation in a pavilion style format all with servicing and staff car parking.

## Rating Assessment

The units are yet to be assessed for rating purposes.

## Outline Specification

All the units are subject to design and build packages but will incorporate the following:-

- DDA compliant
- Disabled WC facilities
- Kitchen facilities
- Emergency lighting
- Fire alarm

The business units offer flexibility relative to internal layout and fit-out. The units may be combined and have either double door entrances or security roller shutter doors.

Mezzanine floors can also be provided.

## Planning

We understand that uses generally fall within Classes B1, B2 & B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries with the planning department at Blackpool Borough Council (tel. 01253 476225).

## Terms

Long leasehold, subject to 125 year leases and ground rent.

Alternatively short leasehold opportunities may present themselves, on standard Institutional type leases subject to Full Repairing and Insuring terms.

A service charge would also apply in respect of all opportunities.

## Rental/Price

Further details will be provided upon application.

## Timescale

It is anticipated that, subject to demand, the units may be available in the Autumn of 2018.

## Energy Performance Certificates

No EPC's are available as the units need to be assessed.

## Photographs and Plans

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

## Legal Costs

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

## VAT

All rentals 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: Victoria Taylor Lewis/Sarah Vose

Email: [vtl@eckersleyproperty.co.uk](mailto:vtl@eckersleyproperty.co.uk)

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