

Clifton Trade Park Office Suites, Brinwell Road, Blackpool, FY4 4QU

TO LET



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Use - Office

Size - 156 - 1,203 Sq ft

Rent - From £8.80 psf

- High Quality Office Suites
- Good access to the national motorway network
- Established business area
- High quality accommodation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

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Location

Clifton Trade Park is situated in a mixed industrial and commercial area, approximately 0.75 miles from the M55 motorway

Description

Clifton Trade Park incorporates a separate business centre which offers a range of modern office suites which have recently been refurbished.

The office suites range in size from 156 sq.ft upwards and can be combined to create a large floor space, subject to availability.

Specification includes the following :

- ~ Fully carpeted
- ~ LED lighting
- ~ Secure entrance door
- ~ On site parking

Accommodation

The following units are available:

Address	Floor Area	Rental (Pa)	Service Charge
Studio 2	574 sq.ft	£5,400	£2,365
Studio 5	329 sq.ft	£3,130	£1,356
Studio 6	222 sq.ft	£2,340	£915
Studio 7	968 sq.ft	£8,720	£3,989
Studio 10	659 sq.ft	£5,940	£2,716
Studio 11	497 sq.ft	£4,680	£2,048
Studio 12	1,203 sq.ft	£10,590	£4,957
Studio 16	156 sq.ft	£1,640	£643

Rental

From £8.80 psf

Lease Terms

Available by way of minimum 3 year terms incorporating annual break clauses.

Deposit

In certain circumstances a deposit may be required. further details on request

Rating

The majority of the suites benefit from small business rate relief. Further details on request.

VAT

VAT is applicable to figures quoted in these details

Services

It is understood that all mains services are available to the property

EPC

An EPC is available on request

Viewing

Strictly through agents

Taylor Weaver
(Neil Weaver)
01257 204900

