

Transaction House, Amy Johnson Way, Blackpool, FY4 3RS

**TO LET**



## TO LET

Use - Industrial

Size - 6,623 Sq ft

Rent - £60,000 p.a. +VAT

- TO LET £60,000 p.a. + VAT
- 6,623 sq. ft. Newly refurbished Warehouse with offices
- Suitable for various uses
- Available September 2024



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

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### Location

The property is located on Amy Johnson Way, within Blackpool Airport Enterprise Zone, which is accessed off the A5230 Squires Gate Lane. The M55 motorway is approximately 2.5 miles to the north east.

Good mix of surrounding occupiers in a very strong commercial area. Surrounding tenants include Chorley Nissan Blackpool, We Buy Any Car, Hot Tub Superstore, Dunelm and McDonalds amongst others.

### Description

A modern detached warehouse building with office accommodation arranged over ground and first floors extending to approximately 6,623 sq. ft. (See accommodation schedule for breakdown.)

The accommodation comprises 6m eaves warehouse accommodation with roller shutter door access and a dedicated car park and loading area. The office accommodation is split over ground and first floors and has been finished to a good standard.

There is a tarmac surfaced yard and car park to the front of the property providing 17 no. designated parking spaces together with a bin store area. In addition, there are a further 4 parking spaces beyond the car park together with a small parcel of land.

### Accommodation

Area	Sq. ft.	Sq.m.
GF Warehouse	3,308 sq ft	307 sq m
GF Offices	1,483 sq ft	137 sq m
Warehouse Mezz	310 sq ft	29 sq m
FF Offices	1,522 sq ft	142 sq m
TOTAL	6,623 sq.ft.	615 sq.m.

### Tenure

Leasehold

### Rental

£60,000 p.a. +VAT

### Lease Terms

Tenant to occupy on full repairing and insuring terms for a minimum period of 3 years.

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

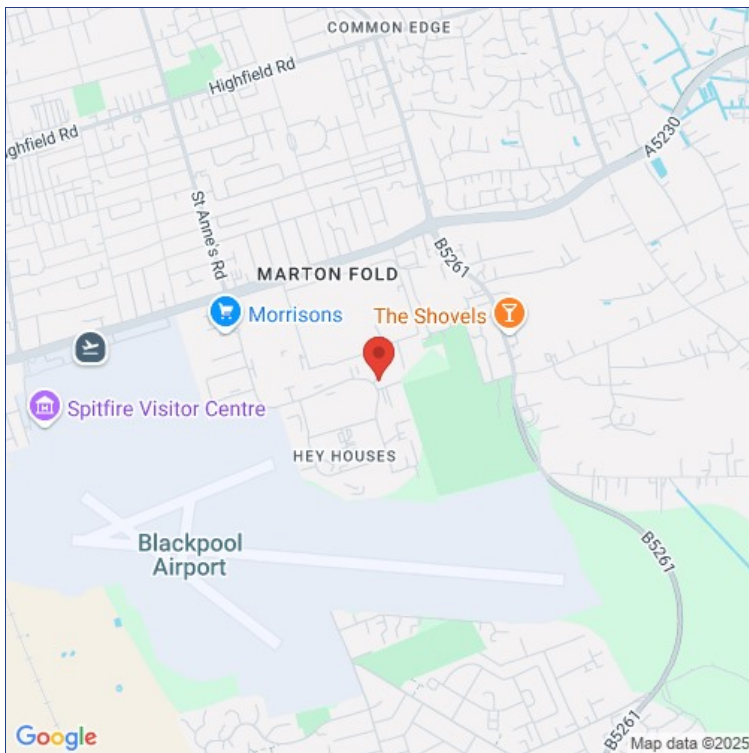
All mains services are connected to the property.

### Service charge and Building Insurance

Service charge and building insurance is chargeable to the tenant. Full details are available on request.

### Viewing

Strictly through agents  
Taylor Weaver  
01254 699030  
(James Taylor)

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