



BLACKPOOL

TECHNOLOGY PARK

FIRST FLOOR OFFICE

FARADAY COURT | BLACKPOOL | FY2 OJH

4,100 SQFT - 8,279 SQ FT (381 - 769 SQ M)





DESCRIPTION

Description

Aerial

Specification

Floor plan

Accessibility

Prime location

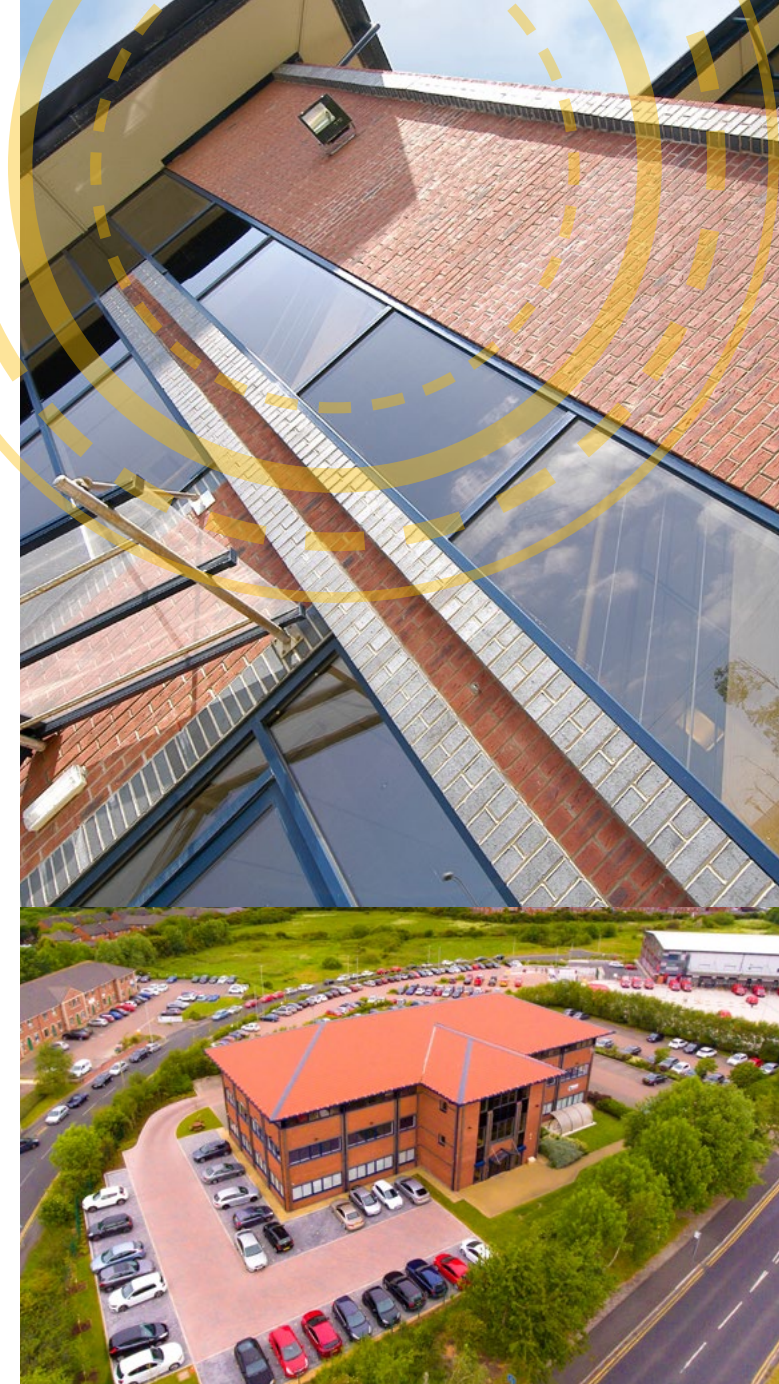
Gallery

Key contacts

A 8,279 sq ft office building located close to junction 3 of the M55

The G25K is a high specification three storey office building designed to meet the needs of the modern business. The efficient rectangular floor plates provide maximum flexibility for open plan use or subdivision. Each floor is ideally proportioned to maximise natural light from the full perimeter glazing.

A fully glazed entrance foyer provides space for a generous reception area, plus stair and lift access to the upper floors. Toilet accommodation is provided on each level, including disabled facilities making the building fully DDA compliant.



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Only 20 minutes from the M55 motorway, Faraday Court is within easy reach of all major northern cities.



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SPECIFICATION

Description

Gladman office buildings provide the ideal mix of high quality image, flexibility and cost-effectiveness. They provide an attractive and practical work environment with the benefit of designated on-site car parking.

Aerial

Specification

Gladman offices are built to a high specification, including:

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- **Suspended ceilings**
- **Recessed light fittings**
- **Air conditioning**
- **Full access raised floors**
- **Lift**
- **Shower facilities**
- **Cycle storage**
- **57 designated car parking spaces (ratio 1:145 sq ft)**
- **Energy Performance Rating (EPC) - B**
- **DDA Compliant**





FLOOR PLAN

Description

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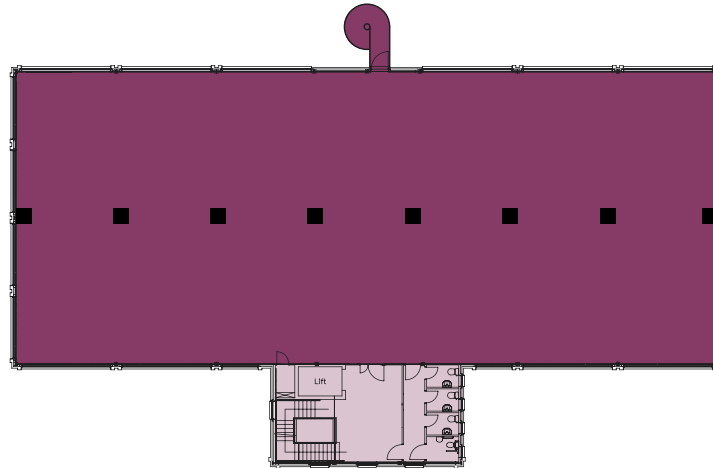
Floor plan

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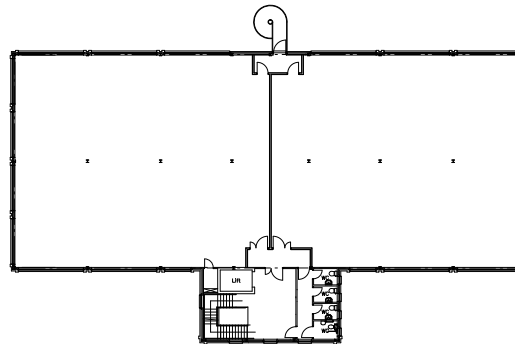
Key contacts



FIRST FLOOR

4,100-8,279 SQ FT (381-769 SQ M)

CONSIDERATION
MAY BE GIVEN TO
SPLITTING THE
FLOOR PLATE AS
FOLLOWS



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ACCESSIBILITY

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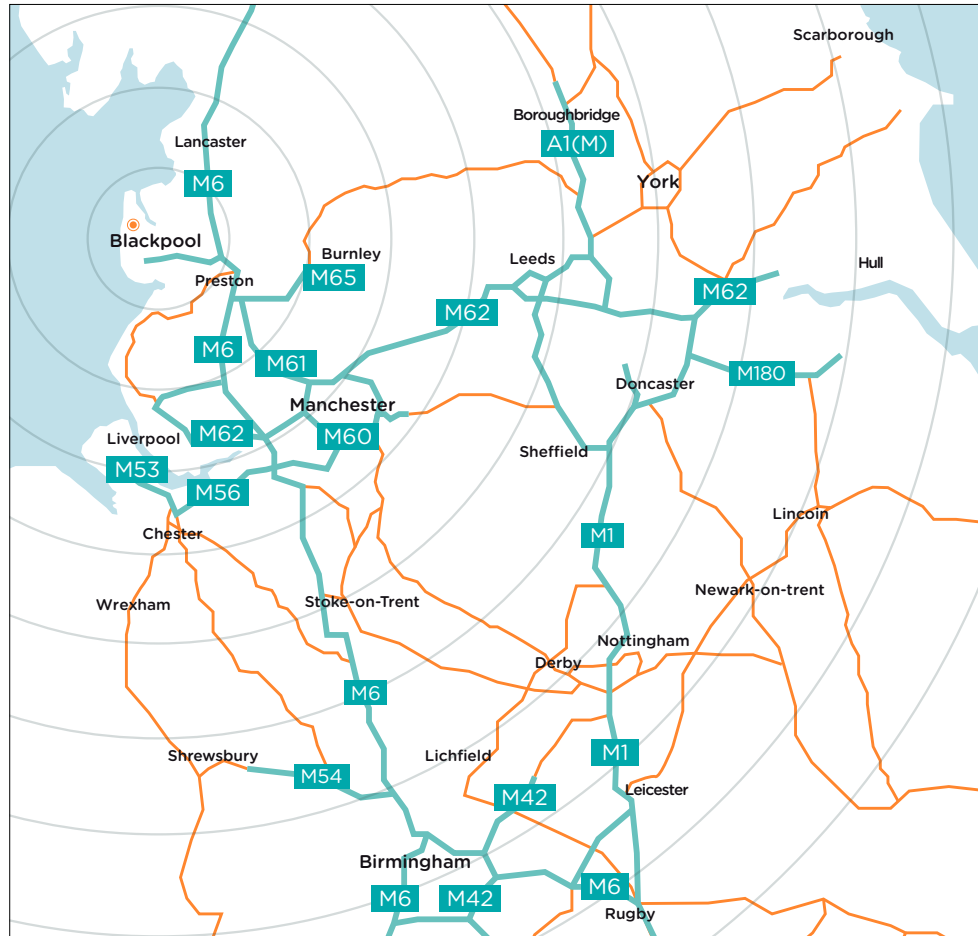
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Road

Faraday Court is located 5.8 miles from the M55 providing access to the national motorway network.

M55 5.8	Preston 18
M65 25	Lancaster 22
M6 28	Bolton 40
Blackpool 3.5	Manchester 50

Rail

There are 3 rail stations within easy reach of Faraday Court.

Blackpool is well-connected to the national railway network with regular services to Preston, with national connections, Blackburn, Manchester and Leeds.

Blackpool North 3.8 miles	Poulton-Le Fylde 3 miles
Layton 2 miles	

Bus

Service 3 operates via Faraday Way Monday to Friday for peak time journeys. Bus stops are located on Faraday Way directly opposite Faraday Court and within 300m.

For more information including a route map and timetable visit: www.blackpooltransport.com

Airport (miles)

Blackpool 7.2 miles	Leeds Bradford 72 miles
Manchester 58 miles	East Midlands 129 miles
Liverpool John Lennon 65 miles	Birmingham 137 miles



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PRIME LOCATION

Description

Aerial

Specification

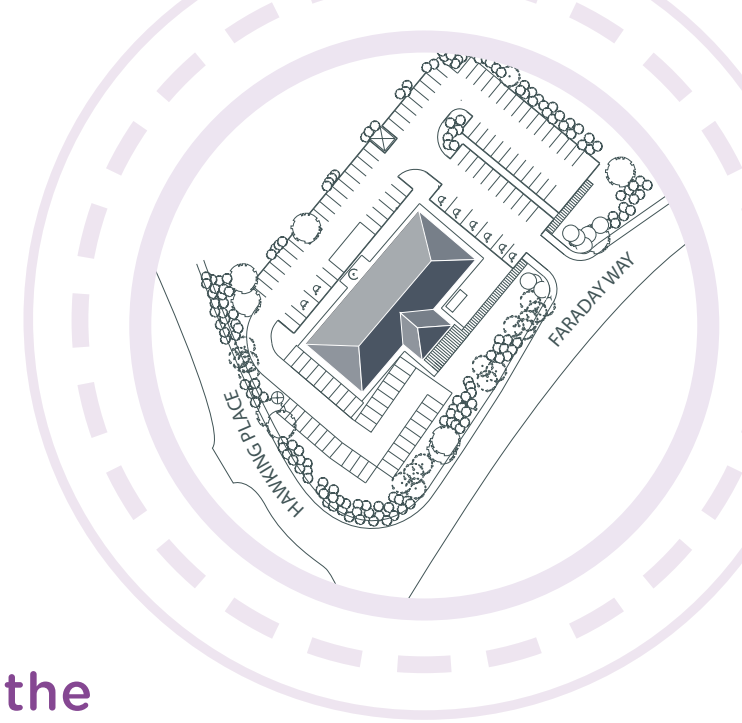
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Off the M6/M55

Faraday Court is located on Blackpool Technology Park, which is on the north side of Blackpool. The park is an established business location with occupiers including Blackpool Borough Council, The NHS and The Inland Revenue.

Blackpool is well connected to the rest of the north west region with the M55 motorway providing access to the M6 and national motorway network beyond. Blackpool also benefits from a regular train service to Manchester Airport as well as boasting its own local airport.



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GALLERY

Description

Aerial

Specification

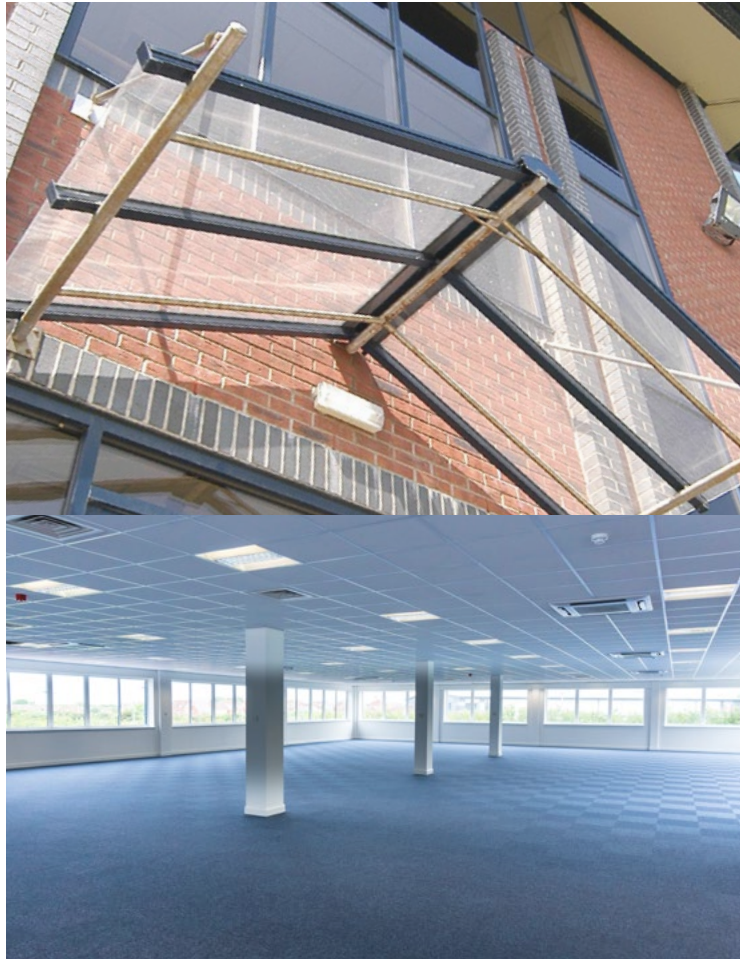
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Lease terms

The first floor is available by way of a new lease for a term of years to be agreed. For full details of quoting terms please contact Gladman or their appointed agents.

Service charge

A building and estate charge will be payable by the tenant.

Legal costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

VAT

Any figures quoted are exclusive of VAT.

Further information and viewing

Strictly by appointment only with Gladman Developments or our joint marketing agents.

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