



INDUSTRIAL UNITS

TO LET

Squires Gate
Industrial Estate,
Squires Gate Lane
Blackpool,
FY4 3RN

LOCATION

Blackpool is located approximately 50 miles north west of Manchester and 18 miles (28.9km) west of Preston. Blackpool has excellent road communications with the M55 motorway providing a link to Junction 32 of the M6 motorway within 12.4 miles (19.9 km) which leads to the M65 and M61 motorways.

Squires Gate Industrial Estate is situated fronting Squires Gate Lane (A5230), approximately 206 miles (4.2 km) to the south of Blackpool Town Centre and immediately adjacent to Blackpool Airport. Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55 2 miles (3.2 km) to the east.

DESCRIPTION

The premises forms a large industrial/warehouse which provides excellent storage/production space in a range of sizes, benefitting from the following specification:

- Average clear headroom 6m
- Solid concrete floor
- Drive-in roller shutter loading doors
- High bay sodium lighting
- Excellent loading
- Good yard/circulation space

AVAILABILITY

See separate schedule attached.

TERM

Units are available on new leases on terms to be agreed subject to status and an agreed lease term.

RENTAL

£4.50-7 per sq ft exclusive depending on size (VAT is chargeable).

SERVICE CHARGE

A service charge of approximately 10% of the annual rent is levied to cover the cost of maintenance of the common areas of the estate and security. Annual insurance is also payable based on 15%. Please ask us for exact figures at the time of your enquiry.

RATES TBC.

Small business rates relief is available on rents under £12,000 if it is the only facility you use.

LEGAL FEES

Each party responsible for their own legal fees.

VIEWING

Strictly by appointment

CONTACT

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ROBERT
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& CO

LOCATION



For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

1 Winckley Court,
Chapel Street,
Preston
PR1 8BU



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