







Arch 8 Station Road, PR4 2AS

Reference number: KKM01906



-  Size: 1,329 sq ft (123.47) sq m
-  Location: Kirkham
-  Rent: £6,150 Per Annum + VAT
-  Type: Light Industrial, Warehousing, Storage
-  Available From: Available From: Immediately
-  Local Authority: Fylde Borough Council on 01253 658658
-  Deposit:

Property Description:

The property is accessed via a roller shutter door protected by an external anti ram bar. Internally the unit benefits from a disabled toilet, kitchenette, fluorescent strip lighting, three phase electricity supply and mains water/drainage.

Key Details:

- Refurbished
- Disabled toilet
- Kitchenette

Location Description:

The property is situated next to the station just off Station Road in Kirkham which is approximately 8 miles east of Blackpool.

Tenancy Agreement:

Available on The Arch Co's Standard Tenancy Agreement. All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II. The Code of Practice on Commercial Leases in England & Wales strongly recommends you seek professional advice before signing a business tenancy agreement. Other agreement types may be available.

Property Insurance:

The tenant is to pay the sum of £358.00 per annum in respect of a contribution to insurance.

User Planning:

The property is considered suitable for warehouse/storage and light industrial uses.

Service Charge:

TBC

Contact:

Jonathan Baucher
jb@b1realestate.co.uk
07793808565

Disclaimer:

The Arch Company Properties Limited give notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied upon as statements of fact, and that they do not make any representation or warranty whatsoever in relation to this property.

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