

# 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 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 (Up to date as at September 2022)

| Unit Number | Sq ft | Sq m   |
|-------------|-------|--------|
| Unit 18     | 1,277 | 118.64 |
| Unit 23     | 1,636 | 151.99 |
| Unit 34     | 822   | 76.37  |
| Unit 38     | 2,700 | 250.84 |
| Unit 46     | 1,654 | 153.66 |
| Unit 47     | 2,502 | 232.44 |

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

**RENTAL** - £6-7 per sq ft exclusive

**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. Insurance. **RATES** - TBC

**VAT**- All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

**LEGAL FEES** -Each party to be responsible for its own legal costs in connection with the transaction

**VIEWING**  
Strictly by appointment

**CONTACT**  
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## LOCATION



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

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