

TO LET - OFFICES

321 & 335 RED BANK ROAD BISPHAM BLACKPOOL FY2 0HJ



QUALITY OFFICES WITHIN THE POPULAR BISPHAM VILLAGE

- Located in the heart of Bispham Village and all its amenities.
- Offices from £38 per week.
- Ample parking located throughout the village.
- Within close proximity to Layton Railway Station and Cavendish Road Tram Station.
- Bus connections immediately adjacent.



LOCATION

The offices are located on Red Bank Road within the popular Bispham village. Bispham Village sits on the outskirts of Blackpool town centre. Over the last few years Blackpool and the surrounding areas have seen considerable investment from the local authority.

Within the immediate vicinity there is a Tesco Express, Heron Foods, Sayers Bakery and a host of independent retailers and eateries.

There is a bus stop immediately adjacent to the property. Layton Railway Station and Cavendish Road Tram Station are within close proximity connecting the property to the whole of Blackpool as well as Preston and Manchester.

The closest motorway link is junction 4 of the M55 which is approximately 7 miles or roughly twenty minutes drive away.

DESCRIPTION

The properties comprise of two storey offices which forms part of the Bispham Village complex. Both offices are similar in layout and style. They are spread out across first and second floors. Office 335 has open access until 5pm every day, access after this time requires a key. 321 Red Bank Road has an intercom system for access.

The offices have kitchenette facilities and separate male and female toilets. The offices are tailored to cater for the needs of small and medium sized enterprises, as well as start-ups.

Telecommunications and high speed broadband is readily available within the area.

There is ample parking located within and around the village.

RENT

From £38 per week.

ACCOMMODATION

Various suites are available.

See the accommodation schedule on the back of the particulars for details.

RATES

Rates are estimates based on the best information available at the time. Please check rates payable with Blackpool Borough Council Business Rates.

There is a small Business Rates Relief scheme in place dependent on circumstances.

SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the in going tenant to satisfy themselves that services are in working order and can satisfy their needs.

All costs incurred for utilities and outgoings is the responsibility of the tenant. Electricity is separately metered and the tenants will be charged for their usage by their chosen supplier.

SERVICE CHARGE

There is a service charge to cover communal areas. Details of this can be found within the schedule of accommodation.

VAT

Is applicable at the prevailing rate.

EPC

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING INFORMATION

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The Enterprise Centre

Blackburn

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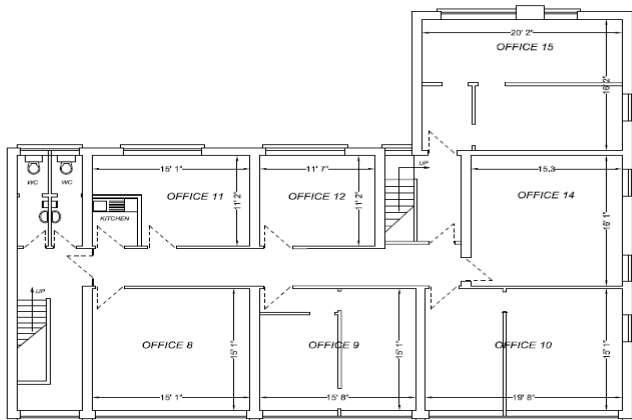
FLOOR PLANS

The floor plan shows a rectangular building layout with the following rooms and dimensions:

- OFFICE 4 & 5:** 35' 0" x 25' 11"
- OFFICE 6:** 15' 11" x 15' 11"
- OFFICE 7:** 25' 8" x 15' 8"
- OFFICE 3:** 15' 11" x 14' 11"
- OFFICE 2:** 15' 8" x 14' 11"
- OFFICE 1:** 11' 11" x 14' 11"
- OFFICE 7a:** 11' 5" x 11' 11"
- OFFICE 7b:** 15' 10" x 32' 5"
- KITCHEN:** Located between OFFICE 7 and OFFICE 7a.
- WC:** Two restrooms located near OFFICE 7 and OFFICE 7a.
- Staircase:** A central staircase area with multiple landings and stairs.

The floor plan shows a rectangular layout with 12 offices arranged in two rows. The top row contains OFFICE 12, OFFICE 14, OFFICE 15, OFFICE 16, OFFICE 17, and OFFICE 18. The bottom row contains OFFICE 11, OFFICE 10, OFFICE 9, OFFICE 8, OFFICE 21, and OFFICE 20. A central staircase is located between OFFICE 15 and OFFICE 16. To the left of the staircase are two restrooms (WC) and a kitchen. Dimensions for room widths are provided: 10' 4" for OFFICE 16, 12' 0" for OFFICE 17, and 12' 0" for OFFICE 18. The overall width of the plan is 36' 0". The overall depth is 12' 0".

321 RED BANK RD - FIRST FLOOR



321 RED BANK RD - SECOND FLOOR

Schedule of Accommodation

321 Red Bank Road

Office Number	Size	Rent p.a. £	Service Charge £	Payable per month £	Rateable Value £	Water Rates P.A £
1 - AVAILABLE	239 sq.ft	2235	450	269	1175	136
2 - LET	237 sq.ft	2216	450		1175	136
3 - LET	300 sq.ft	2805	450		2550	136
4 - LET	145 sq.ft	1334	450		700	146
5 - LET	129 sq.ft	1187	450		630	136
6 - LET	242 sq.ft	2239	450			136
7 - LET	326 sq.ft	2999	450		1575	136
8 - LET	239 sq.ft	2234	450		940	136
9 - LET	235 sq.ft	2197	450		940	136
10 - AVAILABLE	300 sq.ft	2805	450	326	1150	136
11 - LET	145 sq.ft	1334	450		530	136
12 - LET	129 sq.ft	1187	450		500	136
14 - LET	248 sq.ft	2294	450		970	136
15 - AVAILABLE	326 sq.ft	2999	450	345	1250	136

335 Red Bank Road

Office Number	Size	Rent p.a. £	Service Charge £	Payable per month £	Rateable Value £	Water Rates P.A £
1 - LET	140 sq.ft	1309	450	176	720	136
2 - LET	237 sq.ft	2216	450		1225	136
3 - LET	239 sq.ft	2234	450		1225	136
4 & 5 - LET	563 sq.ft	5208	450		2800	136
6 - LET	230 sq.ft	2116	450		1200	136
7 - LET	231 sq.ft	2125	450		1200	136
7a - LET	563 sq.ft	5208	900		2600	136
7b - LET	340 sq.ft	3179	0			136
8 - LET	184 sq.ft	1720	450		710	136
9 - AVAILABLE	244 sq.ft	2281	450	273	930	136
10 - AVAILABLE	244 sq.ft	2281	450	273	930	136
11 & 12 - LET	558 sq.ft	5161	900		2075	136
14 - AVAILABLE	234 sq.ft	2153	450	260	870	136
15 - LET	234 sq.ft	2153	450		910	136
16, 17 18 & 20 - LET	850 sq.ft					
19 - LET	320 sq.ft	2992	450		1325	136
21 - LET	244 sq.ft	2281	450		940	136
2a AHR - LET	1048 sq.ft	7700	0		4200	136

Additional Photographs

