

TO LET - INDUSTRIAL UNITS

Squires Gate Business Park

6 Amy Johnson Way Blackpool FY4 2RP



Prime Industrial Units with Good Height and Excellent Loading

- Situated within the heart of Blackpool Enterprise Zone and the Airport Complex.
- Excellent 9.5 meter eaves height - ideal for pallet racking.
- Competitive Rent.
- Excellent public transport links.
- Close to Junction 4 of the M55.
- Various sizes available.



LOCATION

Squires Gate Business Park is accessed from Squires Gate Lane (A5230) and is directly across from Blackpool Retail Park. It is located approximately 2 miles from the centre of Blackpool.

Squires Gate Business Park is situated within the Blackpool Enterprise Zone and Airport Complex and is home to various commercial occupiers including B&M, Morrisons, Megellan Aerospace and Gledhill Building Products.

The nearest bus stop is located a few minutes walk away on Squires Gate Lane and the nearest train station, Squires Gate is located 1.2 miles away.

Junction 4 of the M55 is less than 10 minutes drive away.

Secure parking is available within the grounds.

DESCRIPTION

The business park has recently been acquired by our client and is undergoing works including the installation of electric roller shutter doors and personnel doors.

Units vary in size from 1000sq.ft to 500,000 sq.ft, and each unit has loading facilities and a three-phase power supply.

The units have an eaves height of up to 9.5 meters which is excellent height for pallet racking.

There are communal WC facilities on site and some units have their own kitchens and wc.

There is excellent yard storage and circulation for loading. Large Goods Vehicles are able to access the site with ease.

The premises are suitable for a range of industrial occupiers including storage, manufacturing and warehousing.

RENT

From £1 per sq.ft

ACCOMMODATION

Unit	Size
1B	2882.6 sq.m/31,028 sq.ft
1C	2089 sq.m/22,475 sq.ft
1D	1527.4 sq.m/16,441 sq.ft
1F	1955.1 sq.m/21,044 sq.ft
3	5860 sq.m/63,076.4 sq.ft
7	808.3 sq.m/8700 sq.ft
15	17226.2 sq.m/197,000 sq.ft

RATES

To be assessed.

SERVICES

Mains services connected to the property include a three phase power supply.

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

SERVICE CHARGE

There is a service charge of 50 pence per sq.ft plus VAT.

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

MICHAEL HOLDEN COMMERCIAL
Suite 13
The Enterprise Centre
Blackburn
BB1 3HQ
01254 916 455
scott@michaelholdenfrics.co.uk
www.mhcommercial.co.uk

Additional Photographs

