north 360 real estate

INDUSTRIAL & OPEN STORAGE SPECIALISTS

UNIT 1B, Squires Gate Industrial Estate, Blackpool, FY4 3RN

TO LET



32,291 SQ FT

2,999 SQ M

TRAVEL LINKS

3 Minutes drive to M55 Motorway

KEY FEATURES

- Warehouse unit with 50% racked warehouse, office space including LED lights and W/Cs.
- 9m eaves height
- Great circulation space and 10 allocated parking spaces.
- 1 x auto roller shutter access
- Close proximity to M55.
- 24/7 access
- Secure site, fully fenced along with full monitored CCTV.

ACCOMODATION	32,291 SQ FT / 2,999SQ M
USE	B1, B2 & B8
RENTAL & VAT	£115,000plus VAT per annum
BUSINESS RATES	Rateable value - £64,000per annum (approx.)
SERVICE CHARGE	Estate service charge for the common areas on the estate £15,822.59
SERVICES	3 phase electric and water onsite.
EPC	Available on request
LEASE TERMS	Available by way of a new full repairing and insuring lease
LEGAL COSTS	All parties will be responsible for their own legal costs incurred in the transaction
VIEWINGS	Please call us to arrange a viewing





CONTACT



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