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**TO  
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## WAREHOUSE/INDUSTRIAL PREMISES WITH LARGE SECURE YARD

1,440 m<sup>2</sup> ( 15,503 ft<sup>2</sup> )

Unit 5  
Burton Road  
Blackpool  
FY4 4NW

- Detached premises
- Large secure yard area extending to approximately 1,000 m<sup>2</sup>
- Ingoing tenants incentives available subject to terms

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## Location

The premises are situated on Burton Road within Burton Road Industrial Estate being a well-established industrial location 2 miles south east of Blackpool Town Centre.

The location also benefits from excellent motorway access being provided via Junction 4 of the M55 Motorway being approximately 2 miles to the west. Please refer to the attached location plan.

## Description

The property is a two bay detached warehouse/industrial unit with ancillary two-storey offices located on the front elevation.

The warehouse has an approximate eaves height of 3.75 metres rising to 7 metres in the apex and has two surface level loading doors one from the main road elevation and one from the secure yard area.

In addition to the secure yard area car parking is also provided at the front of the premises.

## Accommodation

The premises have been estimated to extend to the following gross internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	1,164	12,530
Ground floor offices	59	637
First floor offices	188	2,019
Mezzanine	29	317
<b>Total</b>	<b>1,440</b>	<b>15,503</b>

The premises benefit from a secure yard area extending to approximately 1,000 m<sup>2</sup>.

## Services

It is understood that the premises benefit from all mains services including electricity (3-phase), gas, water and drainage.

## Rating Assessment

The premises have a Rateable Value of £32,000.

Interested parties, however, should make their own enquiries with Blackpool Borough Council Rating Department (tel no. 01253 478857).

## Planning

We understand that the property has planning permission for an industrial/warehouse property generally falling within Class B2/B8 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, advised to make their own separate enquiries via local Planning Authority at Blackpool Borough Council (tel no. 01253 476225).

## Tenure

The premises are held by way of an existing lease due to expire in 2029. The premises are available by way of assignment or sub-letting for a term of years to be agreed, subject to specific occupier requirements.

## Rental

The current passing rental is £54,000 per annum exclusive, however, ingoing tenants incentives are available subject to the terms proposed and tenant covenant strength.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon as an accurate representation.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building  
 Certificate Reference Number:

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epc](http://www.communities.gov.uk/epc).



## VAT

All rents are quoted exclusive of, but may be subject to VAT, at the prevailing rate.

## Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

## Enquiries

Strictly by appointment with the sole agents:-

## Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Fiona Warren

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)  
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