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**TO
LET**



DETACHED OFFICE PREMISES

163 m² (1,755 ft²) — 332 m² (3,576 ft²)

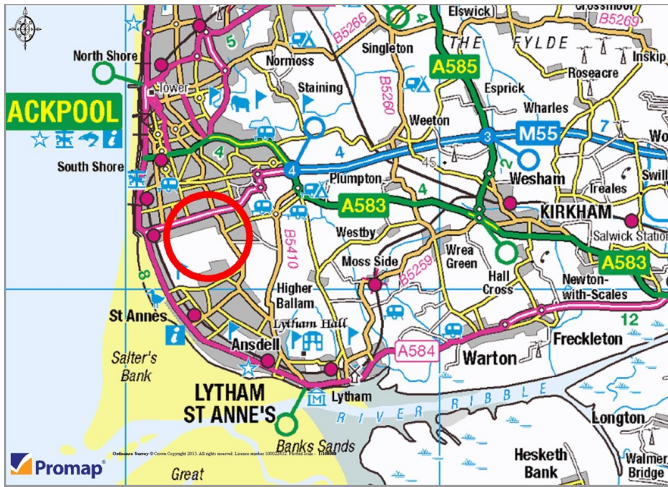
**1 Lockheed Court
Amy Johnson Way
Blackpool
FY4 2RN**

- Well established business park location
- 15 allocated car parking spaces
- Available as a whole or floor by floor
- Ground and first floors fully self contained
- Flexible terms/tenants incentives available

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Location

The property is located within Blackpool Business Park adjacent to Blackpool Airport.

The development is accessed from Squires Gate Lane (A5320) which offers access to the wider north west Motorway network via the M55 motorway, with Junction 4 being within ½ mile. Blackpool town centre lies approximately 3 miles to the north.

It is understood a new Eastern access road into the business park off Common Edge Road connecting with Amy Johnson Way will improve overall access to the site.

Occupiers within Blackpool Business Park include Morrisons (Superstore), Warburtons, The Chamber of Commerce, Blackpool Borough Council, Multi-Ply Manufacturing, Magellan Aerospace, Babcock and The Insolvency Service.

Description

A modern purpose-built 2 storey office offering high specification accommodation over ground and first floor level being mixed open plan together with some partitioned offices.

The specification includes suspended ceilings, category II lighting, IT trunking, comfort cooling in addition to kitchen and WC facilities.

The ground and first floor can be fully self contained with separate entrances.

Externally the premises benefit from 15 allocated car parking spaces providing an excellent car parking ratio of 1 space per 238 ft².

The premises are situated within a well landscaped and maintained development affording an excellent working environment.

Accommodation

The accommodation extends to the following approximate net internal floor areas:

	m ²	ft ²
Ground Floor	163	1,755
First Floor	169	1,821
Total	332	3,576

Services

We understand that mains electricity, water and drainage are connected to the premises.

Enterprise Zone

This property is situated within the Blackpool Airport Enterprise Zone and potentially qualifies for business rates relief subject to satisfying certain criteria. Please contact The Enterprise Zone team at Blackpool Council on 08081 644922 or visit www.blackpoollez.com for further information and establish whether you are eligible.

Rating Assessment

The premises have the following Rateable Values.

	RV
Ground Floor	£14,750
First Floor	£15,500

Interested parties are, however, advised to make their own enquiries with Blackpool Borough Council (www.blackpool.gov.uk)

Planning

We believe that the premises benefit from planning permission within use Class E(g)(i) (offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own separate enquiries with the local planning authority (www.blackpool.gov.uk).

Tenure

The premises are available leasehold as a whole or floor by floor for a term of years to be agreed on new effective full repairing and insuring terms.

Rental

Ground Floor	£19,500 p.a. exclusive
First Floor	£20,000 p.a. exclusive
As A Whole	£36,000 p.a. exclusive

Service Charge

Subject to the demise a service charge may be levied to cover the cost of maintenance and management of the estate and fabric of the property. Further details available upon request.

Energy Performance Certificate

Energy rating	Valid until
B	27 March 2034

North & Western Lancashire
 Chambers of Commerce
 Chambers of Commerce Building
 1-2, Lockhead Court, Amy
 Johnson Way
 BLACKPOOL
 FY4 2RN

Certificate number: 4687 8452 8953 4342 8319

Property type	Offices and Workshop Businesses
Total floor area	376 square metres

Rules on letting this property

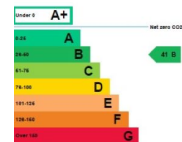
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



Legal Costs

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

VAT

All rentals quoted are subject to VAT at the standard rate.

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson / Harry Holden

Email: mac@eckersleyproperty.co.uk /

hjh@eckersleyproperty.co.uk