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**TO
LET**



NEW BUILD INDUSTRIAL UNIT

794.4 m² (8,551 ft²)

**Units 5-12
Boundary Road
Lytham St Annes
FY8 5LT**

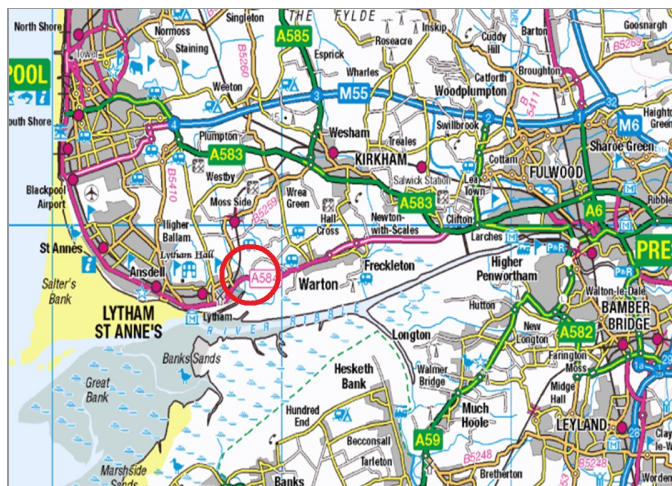
- Prominent position on Boundary Road
- Direct access to the A584 and convenient links to the M55 and M6
- Newly constructed L-shaped industrial unit
- Eight electrically operated roller shutter doors
- Dedicated parking and a secure rear service yard

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Location

The property is prominently situated on Boundary Road, immediately adjacent to Motorlands Motorhomes, within the established Boundary Road and Lidun Park Industrial Estate on the eastern edge of Lytham.

Boundary Road is directly accessed from the A584 at the junction of Preston Road and Lytham Road, one of the principal routes connecting Lytham with Warton, Preston, Blackpool and the wider Fylde Coast road network. Lytham town centre is approximately 1.5 miles to the west.

Junction 2 of the M55 Motorway is approximately 8 miles to the north-east via the A584, A583 and A582 Edith Rigby Way. This provides convenient onward access to the M6 and the wider regional motorway network.

The surrounding area accommodates a range of established industrial, trade, showroom and commercial occupiers, with nearby amenities including Aldi and McDonald's at the entrance to the wider estate.

Description

The property comprises a newly constructed, L-shaped industrial unit of steel portal frame construction, with brick and blockwork infill to a height of approximately 1.8 metres, surmounted by insulated profile Kingspan cladding and beneath a pitched, insulated Kingspan-clad roof incorporating translucent roof panels.

Internally, the accommodation is predominantly open plan and arranged across two principal bays. The eaves height is approximately 4.8 metres, rising to approximately 6.62 metres and 5.25 metres within parts of the building. The unit benefits from eight electrically operated roller shutter doors positioned across varying elevations, providing excellent vehicular access and operational flexibility. Separate pedestrian access doors and uPVC-framed windows are also provided.

Externally, there is dedicated parking along the elevations fronting Boundary Road, together with a good-sized tarmac service yard to the rear, secured by palisade fencing.

The accommodation is currently finished to a shell specification.

Accommodation

The unit extends to an approximate Gross Internal Area of 794.4 sq m (8,551 sq ft).

Services

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

Rating Assessment

The premises are yet to be assessed for rating purposes.

Interested parties are recommended to make their own enquiries of the local rating department at Fylde Council.

Planning

The premises received planning consent in 2019 for uses falling within Classes B1 and B8 of the Town and Country Planning (Use Classes) Order 1987, as amended. It is understood that the former Class B1 uses now broadly fall within Class E under the current Use Classes Order.

Interested parties should make their own enquiries of Fylde Council regarding their proposed use.

Terms

The premises are offered by way of a new Full Repairing and Insuring (FRI) lease for a term of years to be agreed.

Asking Rental

£105,000 per annum, exclusive.

Estate Charge

An estate charge may be levied for the repair and maintenance of the sites common areas.

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

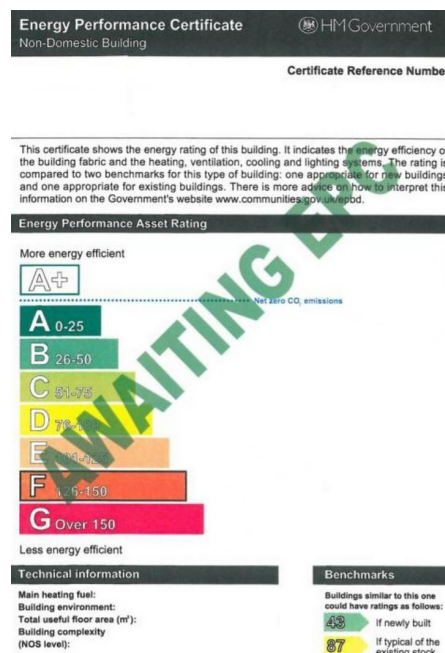
VAT

We understand the rental will be subject to VAT.

Legal Costs

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

Energy Performance Certificate



Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Enquiries

Via the sole agents:

Eckersley

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Contact: Harry Holden

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