

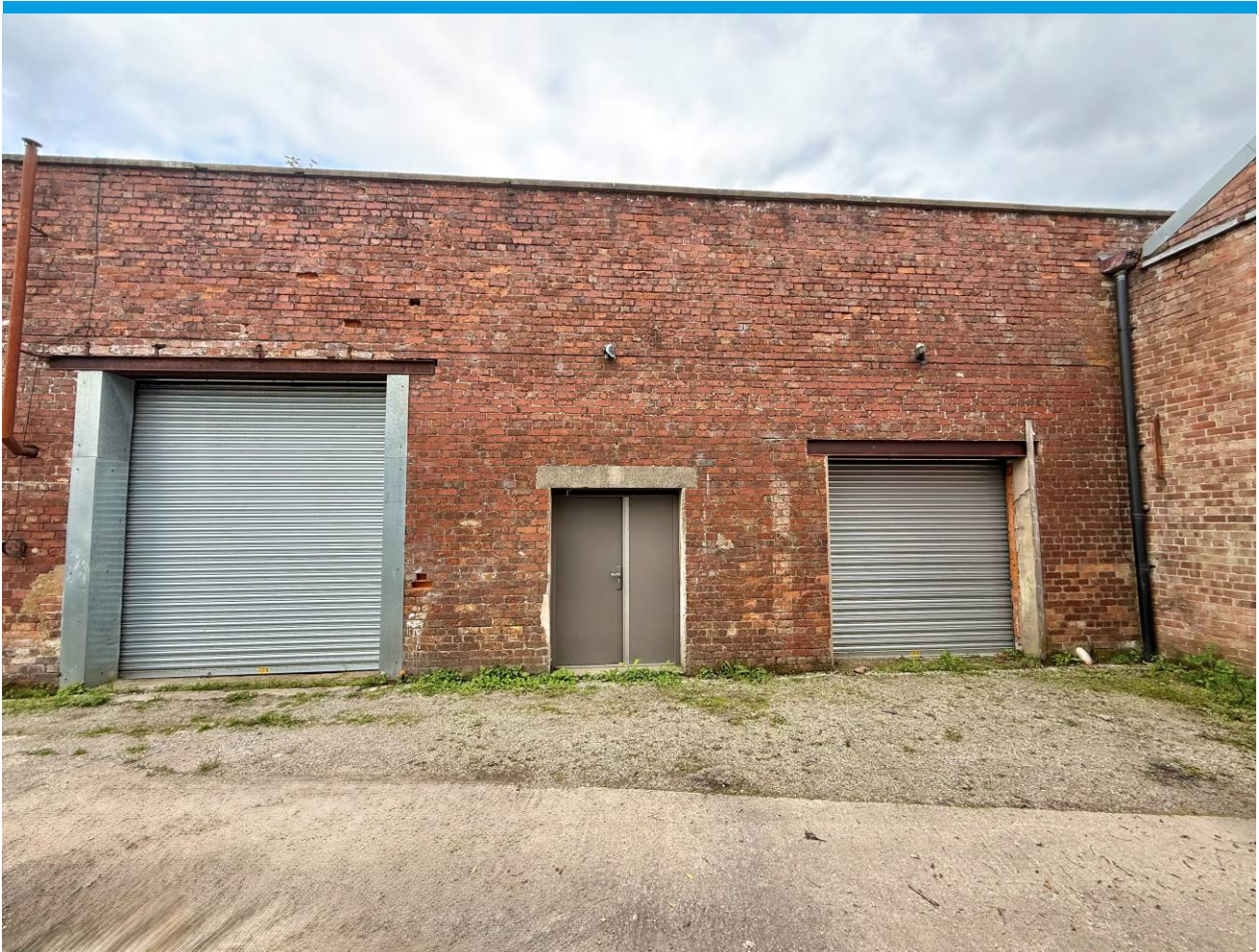
FOR LEASE

GROSS AREA: 2,700 SQ FT

**UNIT 7 A&B
SUNNY BANK MILL
SUNNY BANK
KIRKHAM
PR4 2JE**

- **BUSINESS UNIT / LIGHT INDUSTRIAL / WAREHOUSE
WORKSHOP UNIT – GROSS AREA: 2,700 SQ FT**
- **DECEPTIVELY SPACIOUS INTERNALLY**
- **2 NO. ROLLER SHUTTER / LOADING DOORS PLUS
PERSONAL ACCESS DOOR**
- **3 PHASE 60amp ELECTRIC SUPPLY**
- **ALLOCATED EXTERNAL AREA TO THE FRONT OF THE
UNIT, SPECIFICALLY FOR UNIT 7a/b**

RENTAL: £9,750 PA EXC (+ VAT)



Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

UNIT 7 A&B, SUNNY BANK, KIRKHAM

LOCATION

Unit 7 a&b Sunny Bank Mill is accessed off Sunny Bank (Road) which in turn connects onto Station Road (B5192) which is the main arterial route providing access through Kirkham and Wesham.

The main arterial route of Station Road commences access towards the M55 motorway and the Kirkham bypass (A583). This makes the unit highly accessible and ease of access towards the motorways.

The area comprises a mix of commercial and residential areas. There are local shops and amenities within walking distance.

DESCRIPTION

Unit 7 A&B comprises:

- Open plan business space
- 2 no. roller shutter / loading doors.
- 3 phase 60amp electric supply
- Workshop / warehouse / storage space
- Ideal for a small – medium size business and/or additional storage / workshop space for a larger business.
- Very convenient location
- 2 no. gates for security overnight (communal gates)
- Deceptively spacious unit

Internal viewings essential

ACCOMMODATION

Gross Internal Area: 2,700 sq ft

Open plan workshop / warehouse / business use space.

WC with wash hand basin.

ADDITIONAL PHOTOS / PLAN

Can be seen overleaf and within the brochure.

LEASE/LLEGAL FEES

Available by way of a new effective FRI lease with terms to be negotiated. The incoming tenant is responsible for the landlord's legal fees incurred in the transaction.

Quote to be provided.

RATEABLE VALUE

Rateable Value – Unit 7a: £4,600 pa.

Rateable Value – Unit 7b: £3,250 pa.

Therefore Small Business Rate Relief may apply to applicable tenants. To be verified independently by the incoming occupant.

EPC

EPC Rating, Unit 7A: E

Certificate number: 4196-5772-0908-7643-3354

EPC Rating, Unit 7B

Certificate number: 6221-9682-3457-8835-5885

VAT

The rent / figures are plus VAT, at the prevailing rate.

VIEWING ARRANGEMENTS

Via prior appointment through Duxburys Commercial on 01253 316919 or email:

adam@duxburyscommercial.co.uk

Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts.



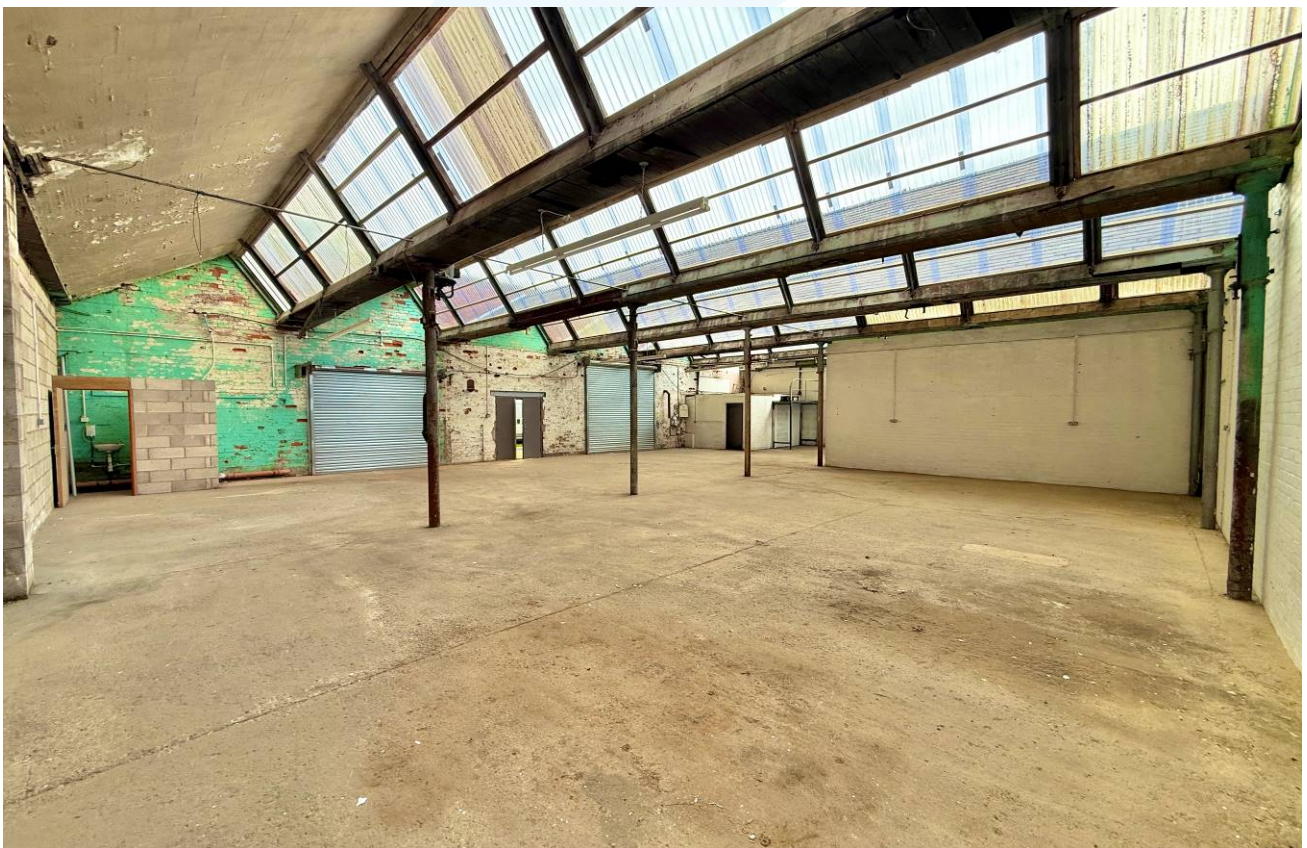
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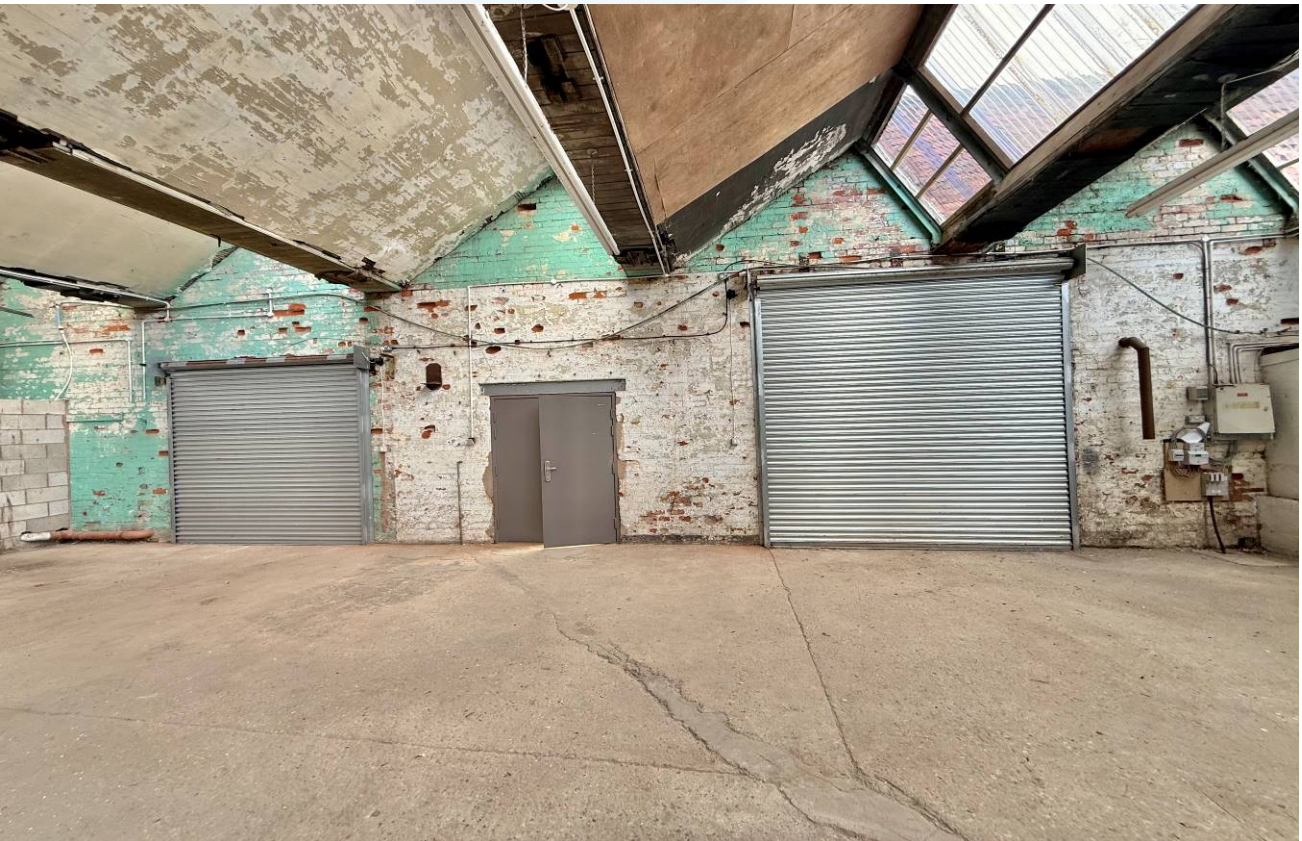
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(4) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order. Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



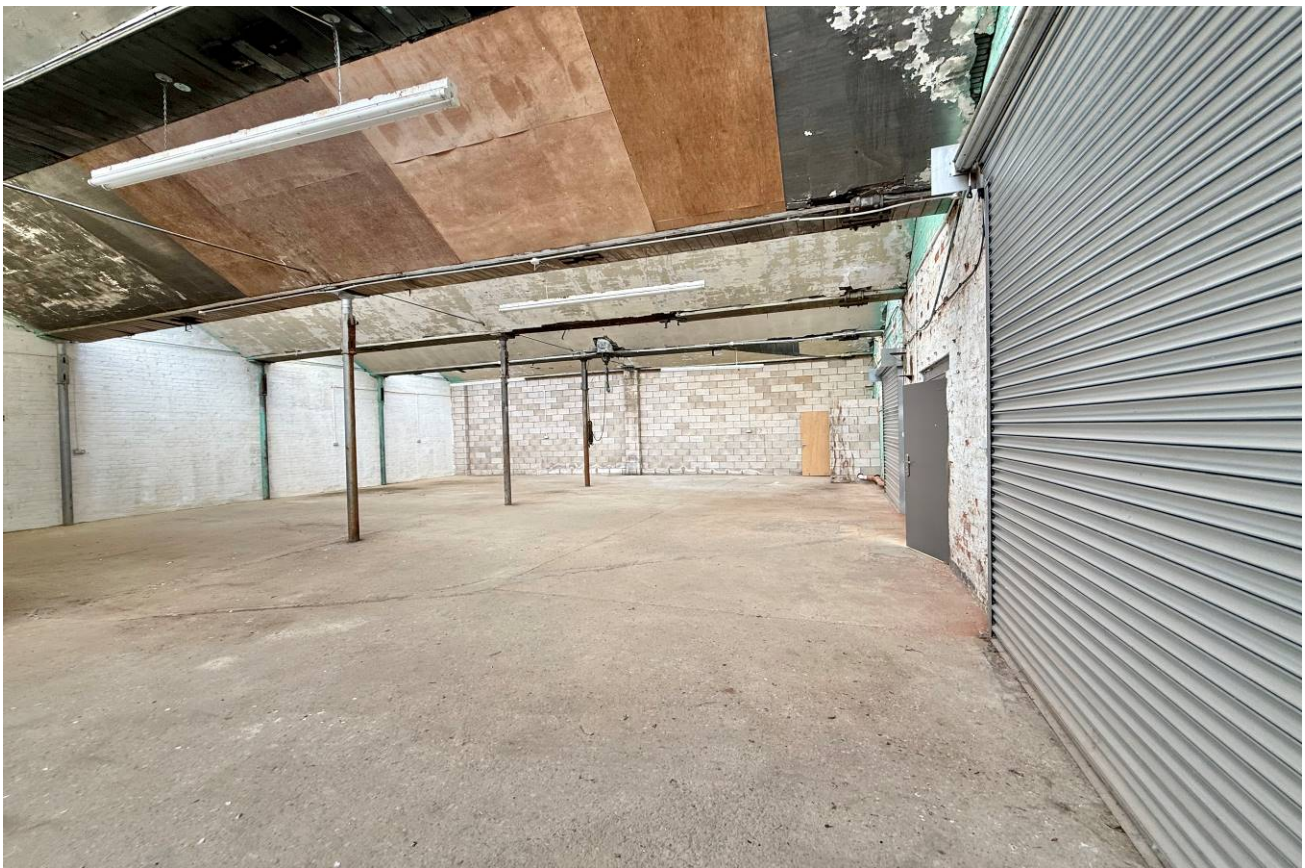
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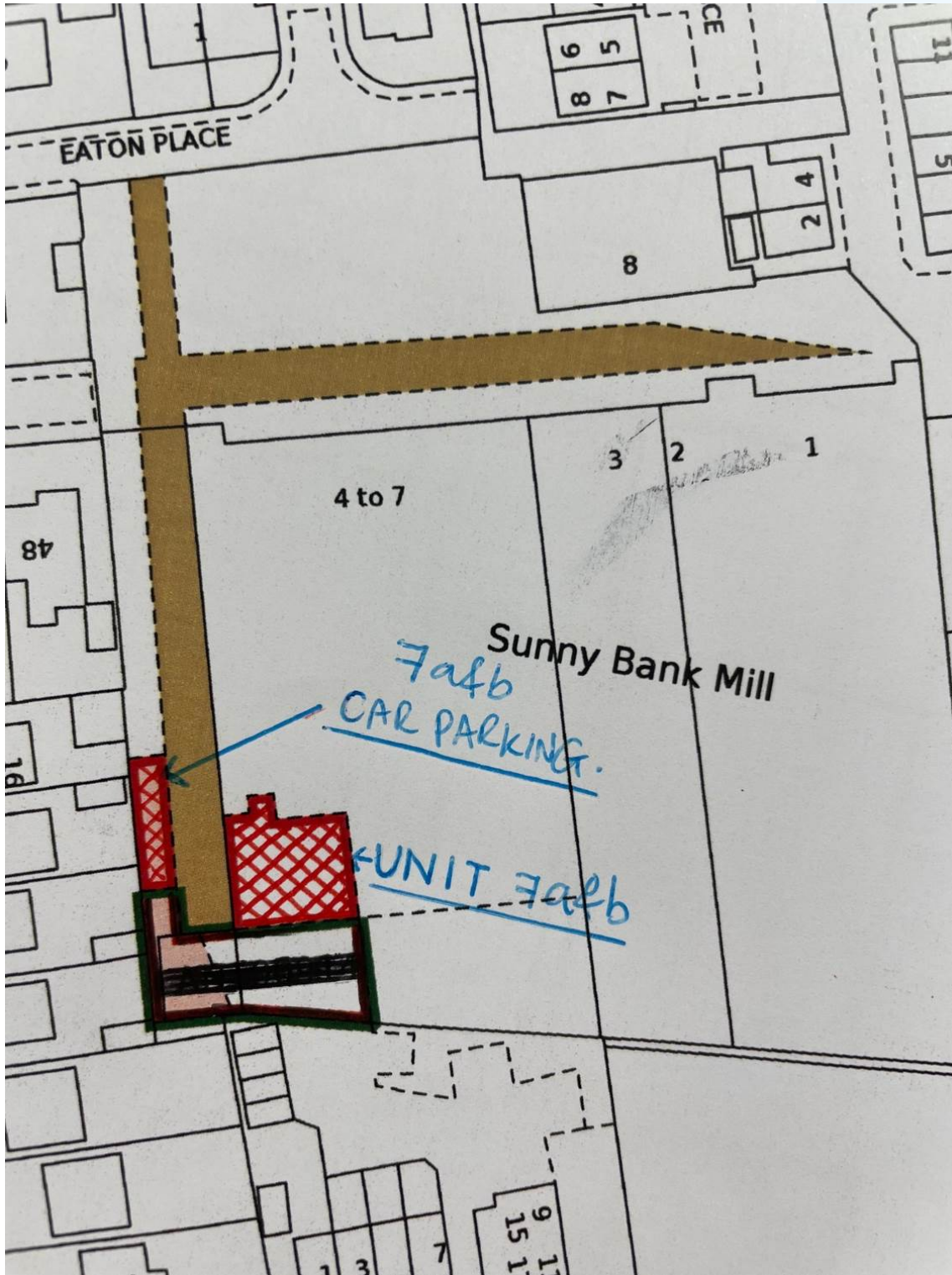
LOCATION PLAN (overleaf) –

for guidance purposes only. Details the access to the unit (in brown), the unit itself (hatched in red) and the allocated vehicle parking area (hatched in red) adjacent to the unit.



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