

# FOR LEASE **PART SERVICED & UTILITIES INCLUDED - HIGH SPECIFICATION OFFICES WITH EXTERNAL SPACE AND CAR PARKING, WITHIN A SECURE BUSINESS PARK**

**HIGH SPECIFICATION OFFICES  
HIGHAM GRANGE  
HIGHAM SIDE ROAD  
INSKIP  
PRESTON  
PR4 0TF**

- **TOTAL AREA: 1,600 SQ FT**
- **MAINLY OPEN PLAN OFFICES**
- **ADDED BENEFIT OF CELLULAR SPACE FOR DIRECTORS OFFICES, BOARDROOM, MEETINGS ETC**
- **EXTERNAL SPACE AND CAR PARKING**
- **SECURE BUSINESS PARK**
- **INTERNAL VIEWING IS ESSENTIAL**
- **PART SERVICED & UTILITIES INCLUDED**

**RENTAL: PART SERVICED & UTILITIES INCLUDED - £18,500 PER ANNUM + VAT (EXCLUSIVE)**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
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f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# HIGHAM SIDE ROAD, INSKIP

## LOCATION

Located a short distance from Kirkham, Broughton, Garstang and Poulton-Le-Fylde areas. Approx. 9 miles north west of Preston City Centre, and 12 miles to the east of Blackpool. Ease of access is also towards the M55 and M6 motorways. Higham Side Road is accessed off the B5269 Preston Road.

## DESCRIPTION

Deceptively spacious, high specification offices, comprising:

- PART SERVICED & UTILITIES INCLUDED
- Mainly open plan Offices
- Plus, the benefit of cellular offices space for Director's offices, Boardroom, meeting rooms etc
- External space and Car Parking
- Secure position on a small business park.
- WC's and storeroom.

Internal viewings are highly recommended.

## ACCOMMODATION

### GROUND FLOOR

Total Net Internal Area: 150 SQ M / 1,600 SQ FT

Main **Reception Porch**, leading into the main **Open Plan Office** space. The accommodation flows into **partitioned offices with glass walls**, into a **Staff breakout Lounge** area and then a **Boardroom**. Additionally, there is a **Storeroom** and **WC's**. Second, rear entrance, which is shared with the other offices users within the main building.

Internal viewing is essential to appreciate the full extent and high standard of accommodation on offer.

## ADDITIONAL PHOTOS & PLAN\*

Can be seen overleaf and to the latter pages of the brochure.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents

## VAT

Prices quoted are excluding VAT but may be subject to VAT at the prevailing rate.

## EPC

TBC

## BUSINESS RATES / INSURANCE

Tenants are responsible for their own Business Rates and are to contribute to the Building Insurance premium.

## LEASE / LEGAL COSTS

A new effective FRI lease is available, with terms to be negotiated and the incoming tenant is to be responsible for Landlords legal fees incurred in the transaction. Quote to be provided.

## VIEWINGS

Internal viewing is highly recommended by calling 01772 280500 Option 1 or emailing [adam@durburyscommercial.co.uk](mailto:adam@durburyscommercial.co.uk)

### Disclaimer/ Planning 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 Durburys 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. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Durburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that:

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

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(3) The Vendor does not make or give and neither Durburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) 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: Durburys 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.



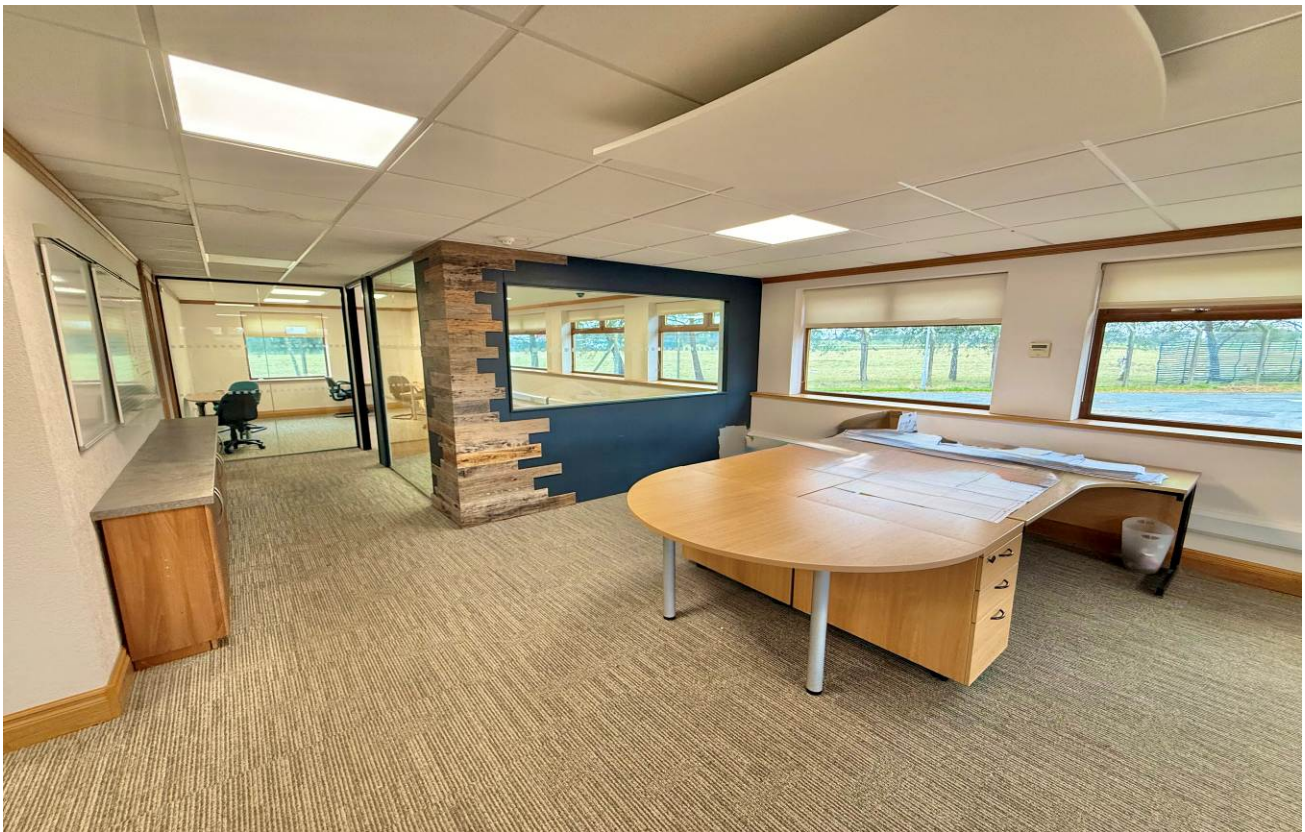


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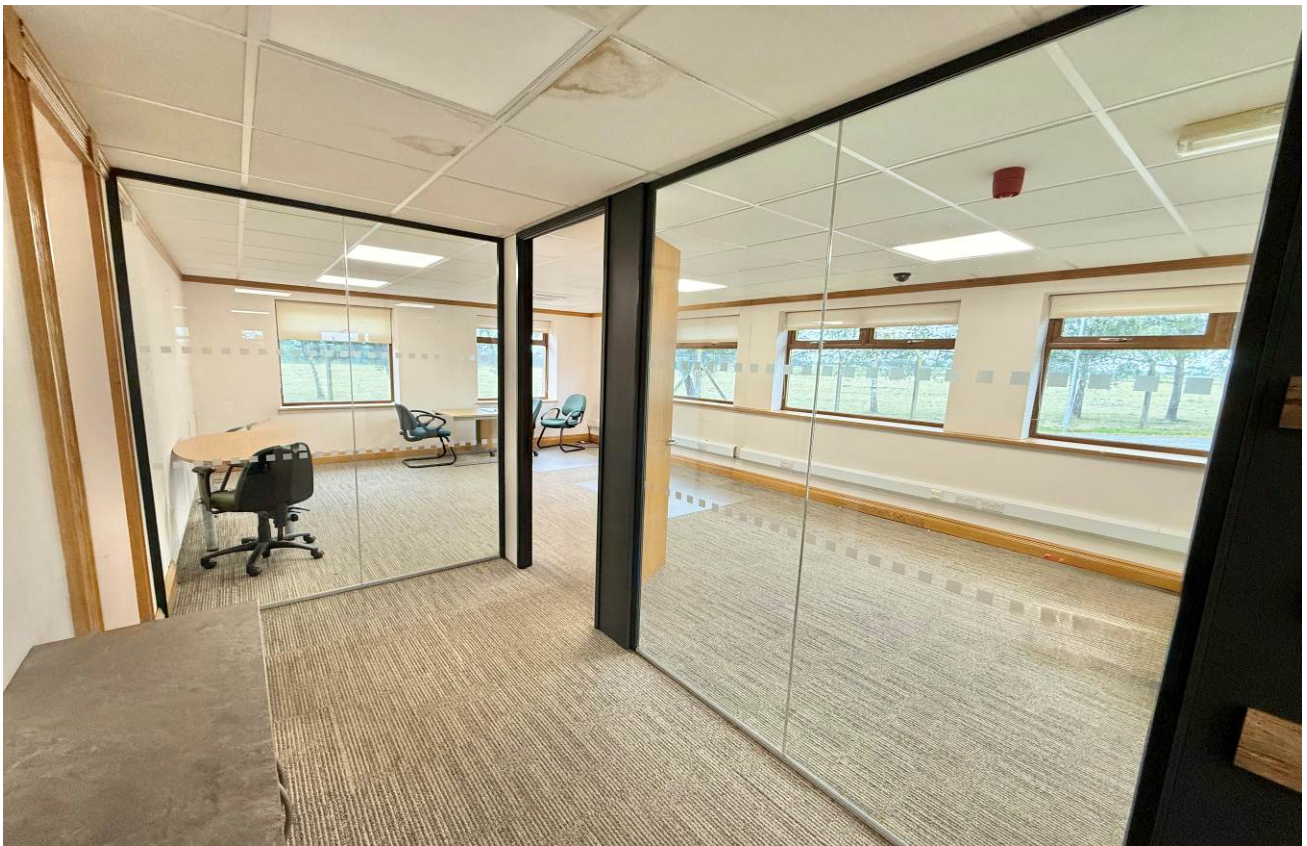


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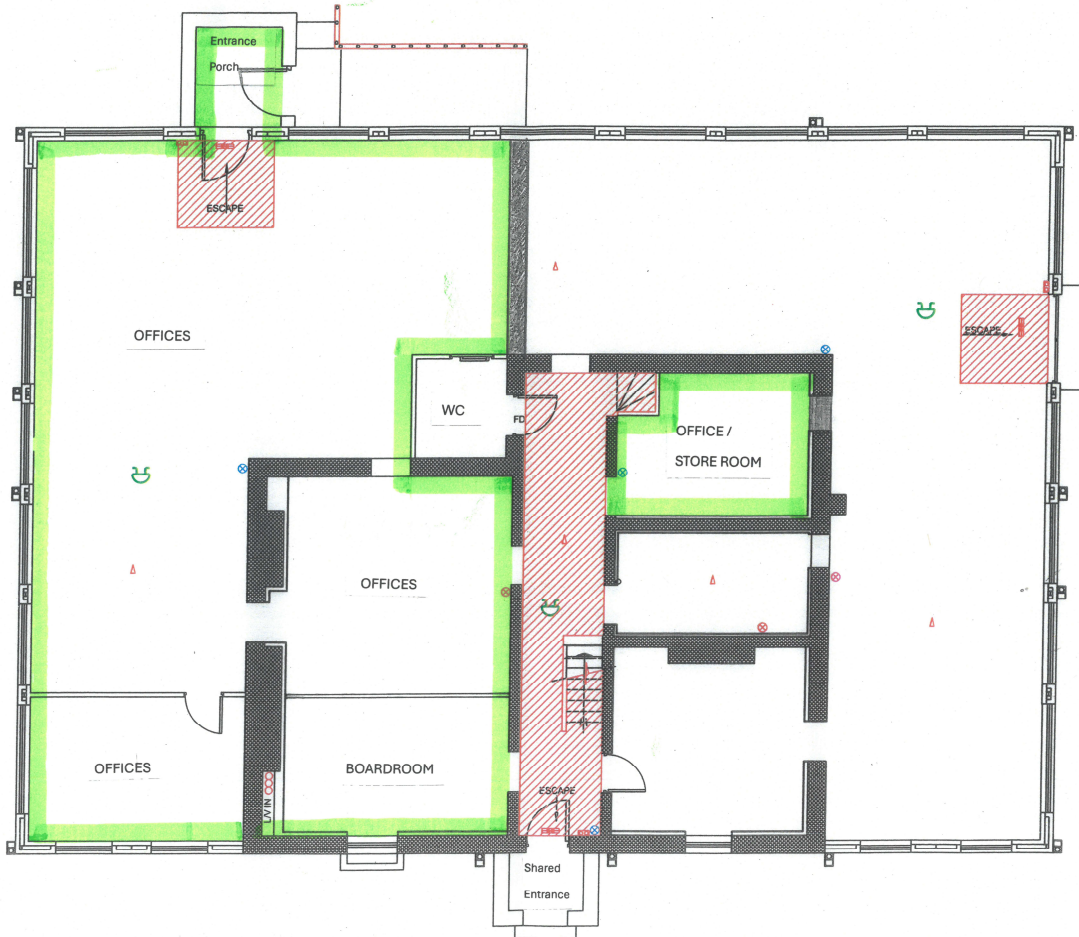


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The above plan is for guidance purposes only and should not be relied upon solely

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