FOR LEASE

WORKSHOP / WAREHOUSE TYPE UNIT, WITHIN A SECURE BUSINESS PARK, LOADING TO THE FRONT

UNIT 13a
HIGHAM GRANGE
HIGHAM SIDE ROAD
INSKIP
PRESTON
PR4 0TF

- TOTAL AREA: APPROX. 900 SQ FT
- GROUND FLOOR OPEN PLAN WORKSHOP SPACE
- MEZZANINE FLOOR FOR STORAGE
- EXTERNAL FORECOURT AND CAR PARKING
- SECURE BUSINESS PARK
- INTERNAL VIEWING IS ESSENTIAL
- AVAILABLE FROM LATE OCTOBER 2026

RENTAL: £7,950 PA EXCLUSIVE + VAT



Duxburys Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
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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

This workshop / warehouse type business unit comprises:

- Open plan ground floor space
- Mezzanine floor for storage
- Concertina loading door to the front
- Also, a personal access door
- Loading / car parking to the front
- Available from late October 2026.
- Secure position on a small business park.

Internal viewings are highly recommended.

ACCOMMODATION

GROUND FLOOR: 730 sq ft

Mezzanine floor: 170 sq ft

Total Combined Space: 900 sq ft

(Approximate measurements).

ADDITIONAL PHOTOS

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

LEASE / LEGAL COSTS

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

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 and are 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.

Small Business Rate Relief may apply with this unit, subject to incoming tenants being applicable.

VIEWINGS

Internal viewing is highly recommended by calling 01772 280500 Option 1 or emailing adam@duxburyscommercial.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 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. 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: Duxburys 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.
(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and f fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
(3) The Vendor does not make or give and neither Duxburys 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: 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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NAEA
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