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**FOR SALE
(MAY LET)**



HI-SPEC OFFICES WITH CONVERSION POTENTIAL

592 m² (6,372 ft²)

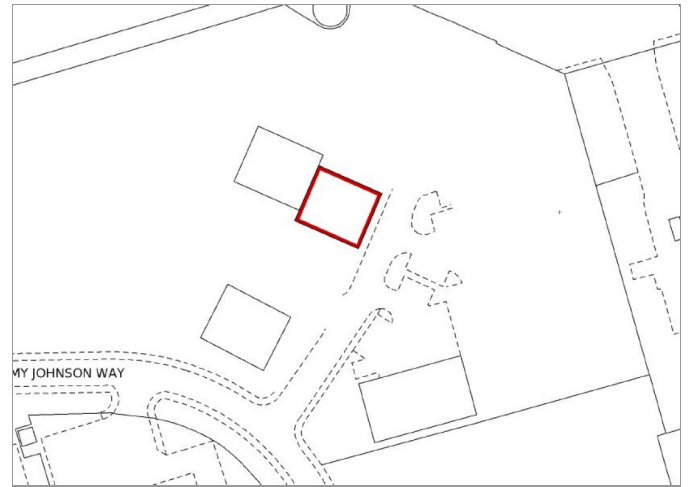
Fylde House
Skyways Commercial
Campus
Amy Johnson Way
Blackpool
FY4 3RS

- Located within Blackpool Business Park benefiting from an excellent range of amenities
- Rare opportunity to purchase a self-contained office building
- Energy performance rated "B"
- Onsite parking
- Suitable for conversion to hybrid unit with offices and storage accommodation S.T.P

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Location

The premises are located on the Skyways Commercial Campus within Blackpool Business Park, which fronts Amy Johnson Way to the east side of the Park and adjacent to Blackpool Airport.

The site 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

The premises comprise a two storey, semi-detached property of conventional brick construction, which is in part surmounted by profile metal cladding an full height glazed panels beneath a pitched insulated profile metal clad roof.

The building is accessed via 2 entrances, a clients entrance, which offers an attractive atrium facilitating access to both ground and first floor in addition to a staff entrance.

Internally, the ground floor accommodation is arranged to provide an attractive reception with client facing areas and private meeting rooms, in addition to staff break out areas and post room.

The first floor offers primarily open plan office accommodation, as well as meeting rooms, kitchen and some private offices. There are WC facilities provided at both ground and first floor level plus a shower at first floor level.

Both floors benefit from suspended ceilings incorporating Cat II/LED lighting, air conditioning, perimeter trunking and are attractively carpeted and decorated throughout.

Externally there is a tarmacadam forecourt offering 10 designated parking spaces as well as the opportunity to double park in addition to on road parking.

Accommodation

The premises extend to the following net internal floor areas:

	m ²	ft ²
Ground Floor	296	3,186
First Floor	296	3,186
Total	592	6,372

The premises offer potential to be converted to a hybrid unit comprising of offices and storage accommodation by stripping out the office accommodation in part or whole on the ground floor subject to occupational requirements.

Services

The premises benefit from mains connections to electricity, gas, water and drainage.

The premises are heated via gas fired central heating throughout.

Rating Assessment

The premises have a Rateable Value of £39,500.

Interested parties are, however, recommended to make their own enquiries with the local authority, Blackpool Council (www.blackpool.gov.uk).

Planning

We believe that the premises benefit from an established lawful use within 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

Understood to be long leasehold being the remainder of a 125-year underlease with effect from 20 January 2005 at a peppercorn rent.

Terms

Offers in the region of £450,000.

Alternatively our clients may consider a letting on terms to be agreed.

Estate Charge

An estate charge is payable for the upkeep and maintenance of the sites common areas. Further information is available upon request.

Energy Performance Certificate

Energy performance certificate (EPC)		
Fyde House 4 Skyways Commercial Campus Amy Johnson Way BLACKPOOL FY4 3JG	Energy rating B	Valid until: 12 February 2033 Certificate number: 6473-6993-4287-3765-2874

Property type	Offices and Workshop Businesses
Total floor area	626 square metres

Rules on letting this property

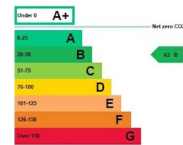
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current 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.



How this property compares to others

Properties similar to this one could have ratings:



Photographs and Plans

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

VAT

All prices quoted will be liable to VAT at the standard rate.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Enquiries

Strictly by appointment with the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: preston@eckersleyproperty.co.uk

