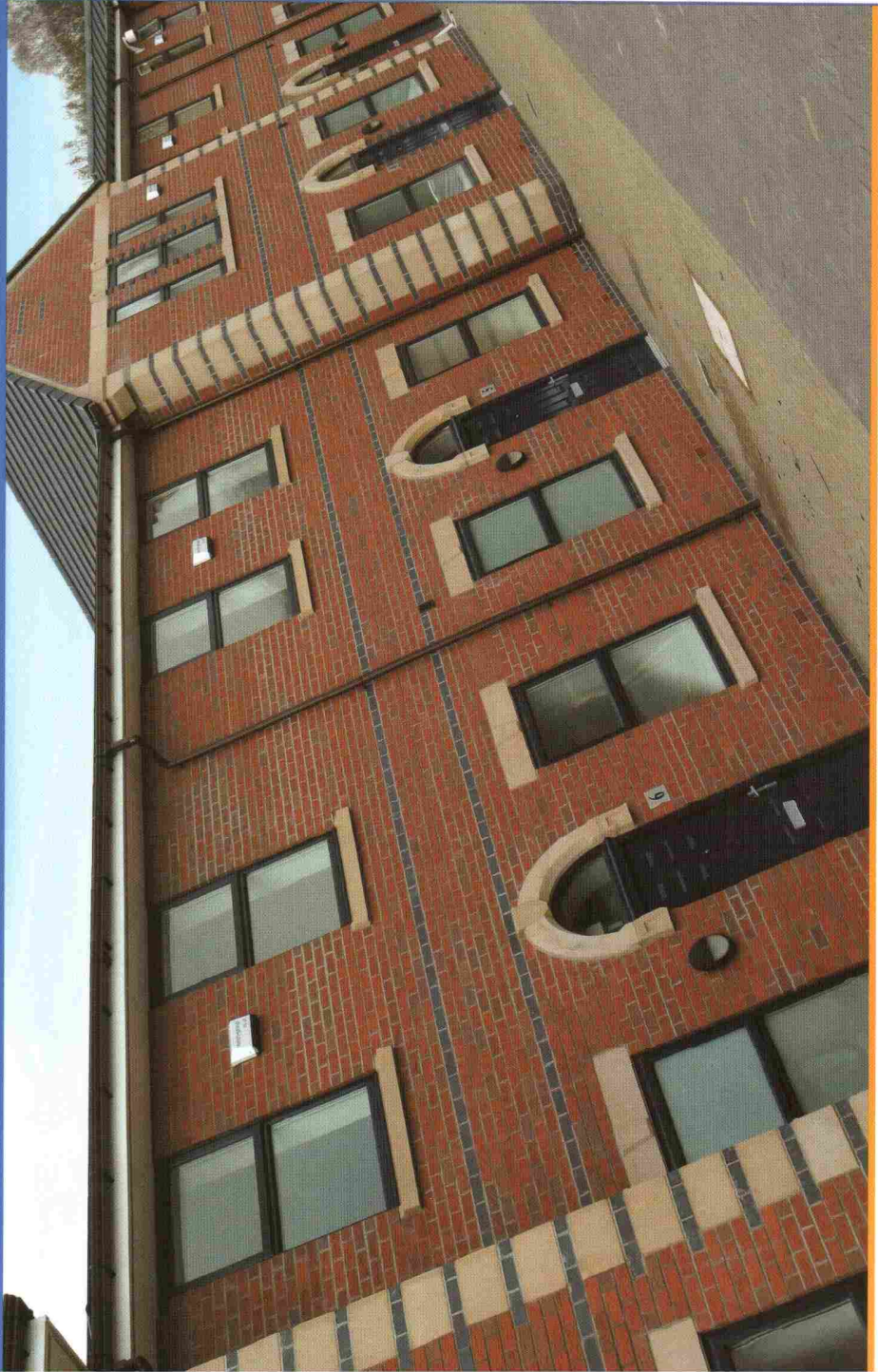


OFFICES TO LET/FOR SALE

DARWIN COURT

BLACKPOOL TECHNOLOGY PARK



- ⊖ High specification offices
- ⊖ Self contained
- ⊖ On site car parking
- ⊖ Flexible lease options
- ⊖ Inclusive rents available

FOR SALE

1,980 - 5,220 Sq Ft

TO LET

330 - 2,575 Sq Ft



Business Quarter

DESCRIPTION

The Business Quarter at Blackpool Technology Park is split into two distinctive blocks. The first block provides units from 1,980 sq ft to 5,220 sq ft (183.95 - 484.95 sq m), which are available to purchase. The second block provides units from 330 to 2,575 sq ft (30.66 - 239.23 sq m) which are available on a flexible leasehold basis.

The Business Quarter is designed to provide high quality office accommodation with flexible floor plates. On site car parking is also provided.

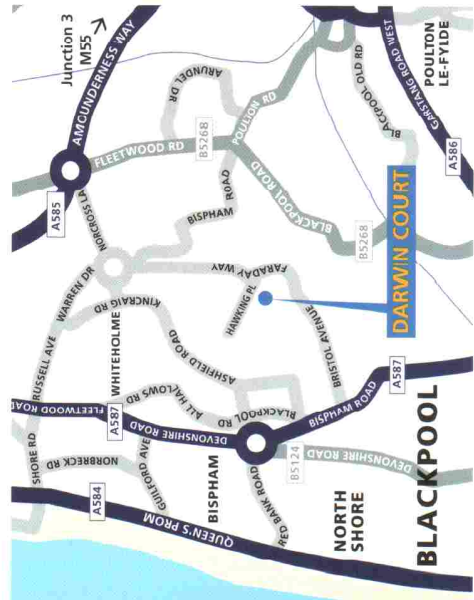
DARWIN COURT

BLACKPOOL TECHNOLOGY PARK

LOCATION

Darwin Court is located on Faraday Way, which forms part of the larger Blackpool Technology Park located on the north side of Blackpool. The Park is rapidly becoming an established business location with occupiers including Blackpool Borough Council, the NHS and the Inland Revenue.

Blackpool is well connected to the rest of the North West region with the M55 motorway providing access to the M6 and national motorway network beyond. Blackpool also benefits from a regular train service to Manchester Airport as well as boasting its own local airport.



SPECIFICATION

Each office is finished to a high specification to include the following:-

- Suspended ceilings
- Recessed category II lighting
- Perimeter trunking
- Double glazing
- Carpeted throughout
- Fitted kitchen
- Fire and burglar alarms to whole buildings

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

LEASE/PURCHASE TERMS

Block 1 - Occupiers will be able to purchase the residue of a 125 year long leasehold at a peppercorn rent. These units may also be leased on an FRI basis on a minimum lease term of five years. Block 1 will be subject to an annual estate charge contribution to cover the cost of services provided by the landlord.

Block 2 - Leases will be contracted out of the Landlord and Tenant Act 1954 and will be inclusive of rent, plot and estate service charges and building insurance. For units of 1,000 sq ft or less, the cost of electricity, heating and water are also included within the rent. Leases are available from 12 months upwards.

UNITS

Block 1	sq. ft	sq. m
	1,980	183.95
	2,575	239.23
	5,220	484.95

Block 2	sq. ft	sq. m
	330	30.66
	570	52.96
	740	68.75
	920	85.47
	1,980	183.95
	2,150	199.74
	2,575	239.23



VAT

Any figures quoted are exclusive of, but will be liable to VAT.

VIEWING

Strictly by appointment with Gladman Developments or the sole letting agent Robert Pinkus & Co.

ALL ENQUIRIES:

ROBERT PINKUS & CO
01772 769000

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