

To Let



# High Bay Warehouse Unit - 7m Eaves

19,735 - 39,471 SQ FT (1,833.38 - 3,666.86 SQ M)

📍 PREMISES AT CLIFTON ROAD, BLACKPOOL, FY4 4QE

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- High bay warehouse unit
- Conveniently located just off the A5230, offering quick access to the M55
- Spacious, open-plan warehouse layout – accommodation can be split to suit smaller requirements
- Shared concrete service yard with dedicated parking
- Equipped with 1 x dock-level loading bay
- Includes ramped access
- Minimum eaves height of 7.04 metres
- Apex height reaches up to 10.25 metres
- New Lease
- Rental – Price on Application



## LOCATION

The property occupies a prominent position off Clifton Road, at the junction with Ashworth Road and Olympic Way and sits adjacent to the recently constructed Lancashire Police Divisional Headquarters.

The immediate surroundings include a mix of established commercial occupiers, including Mercedes-Benz and Tesco, contributing to strong footfall and a vibrant business community.

## DESCRIPTION

### Unit

The property comprises a substantial, self-contained industrial facility situated within a secure site extending to approximately 6.89 acres (2.79 hectares). The unit benefits from a large, shared concrete service yard to the front elevation and direct vehicular access from Olympic Way, via Clifton Road.

The building extends to approximately 39,471 sq ft (GIA) and is located towards the rear of the site. The structure is of steel portal frame construction with a concrete slab floor and blockwork internal walls. The accommodation is predominantly open plan, offering clear internal heights suitable for a range of warehousing, distribution, or general industrial uses (subject to planning). The unit is fitted with LED multi-bay lighting; however, the existing heating system has been decommissioned and will be removed. A new WC will be installed in the unit.

**The accommodation is available as a whole, comprising 39,471 sq ft. Alternatively, the space can be subdivided to accommodate smaller requirements, with the landlord able to provide either 19,735 sq ft or a larger unit of 28,597 sq ft of space.**

### Land

An additional 1.81-acre landscaped parcel of land is included within the site boundary and is available by way of separate negotiation. This area presents a range of potential opportunities, such as open storage, further development, or additional parking, subject to specifications and necessary planning consents.

## SERVICES

The mains services connected to the property include water supply, gas supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

## ACCOMMODATION

In accordance with the Code of Measuring Practice (6<sup>th</sup> Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Warehouse	3,666.86	39,471*

**\*Alternatively, the accommodation can be subdivided to accommodate smaller requirements, with the landlord able to provide either 19,735 sq ft or a larger unit of 28,597 sq ft of space.**

## LEASE TERMS

**Unit Edged Red** - Available by way of a new Tenant's Full Repairing & Insuring lease for a term of years to be agreed.

**Land Edged Blue** - Expressions of Interest are sought and is available by way of separate negotiation, subject to planning and specifications.

## RENTAL

Rents available on application.

Land - Rental subject to use and specifications required.

## SERVICE CHARGE

A service charge is levied to cover the cost of management and maintenance of the common areas. Further details are available on request.

## VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

## PLANNING

It is the responsibility of the Tenant to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Blackpool Council).

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £111,000, with effect from 1st April 2026. **Interested parties are advised to clarify the rates payable for the property direct with the Local Rating Authority (Blackpool Council).**

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

## EPC

The property has an current Energy Efficiency Rating of B(39). The certificate is valid until 25th September 2034. A full copy of the Report is available upon request.

## ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Adam Westwell** | Director

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**Important Notice :** Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.