



To Let

High Bay Warehouse Unit - 7m Eaves

39,471 SQ FT (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
- 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 - £195,000 per annum exclusive



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.

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 RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

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

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 AND VAT

Unit - The rental is £195,000 per annum exclusive - £4.95 per sq ft.

Land - Rental subject to use and specifications required.

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

SERVICE CHARGE

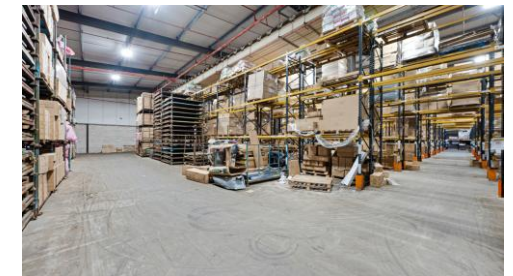
A service charge is levied to cover the cost of management and maintenance of the common areas. Further details are available on request.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £79,600, with effect from 1st April 2023. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

PLANNING/USE

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.

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. **When an offer to buy or rent a property is accepted, an Anti-Money Laundering (AML) check will be required on the buyer/tenant. This will cost £30.00 (£25.00 plus VAT) per check and must be paid by the proposed buyer(s) or tenant(s).**

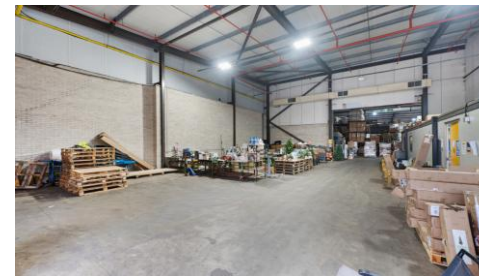
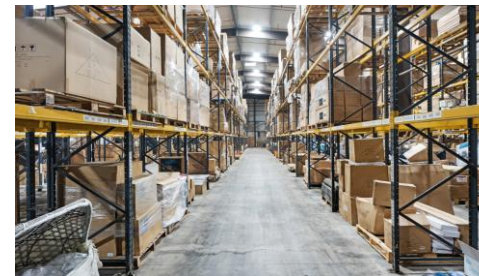
VIEWINGS

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

Adam Westwell | Director

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