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**TO LET**  
**WAREHOUSING - 212,612 SQ.FT**

UNIT 1G SQUIRES GATE BUSINESS PARK  
BLACKPOOL **FY4 3RN**





### Location

Squires Gate Industrial Estate is situated fronting Squires Gate Lane (A5230), approximately 2.6 miles (4.2 km) to the south of Blackpool Town Centre and immediately adjacent to Blackpool Airport.

Squires Gate Lane provides a dual carriageway link to Junction 4 of the M55 2 miles (3.2km) to the east.

### Description

The premises form part of a large industrial/warehouse complex and provide large areas of uninterrupted storage/production space, generally benefiting from:

- Average clear headroom 9.5m (31ft)
- High bay sodium lighting
- Solid concrete floor
- Excellent loading areas
- Drive-in roller shutter loading doors
- Extensive yard /circulation areas

### Accommodation

212,612 sq.ft.

### Rent

From £1.50 per square foot.

### Lease Terms

The Property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Business Rates

Business Rates Information can be found at:  
<https://www.gov.uk/correct-your-business-rates>

### Legal Costs

Each party is responsible for their own legal costs

### EPC

A copy of the EPC Certificate is available upon request.

### Viewings

To be arranged through EP Properties.  
[sales@eppropertiesuk.com](mailto:sales@eppropertiesuk.com)  
01254 786 420

