

**Units 4, 6, & 18  
Concorde House  
Charnley Road  
Blackpool**

**REF: MIS415M**

- \* **Light Industrial Unit / Workshop**
- \* **Town Centre, Central Blackpool**
- \* **Suitable for a Number of Uses**
- \* **Arranged Over 2 Floors**
- \* **Currently Occupied by the Owners**
- \* **Total Size Approx 4,264 sq. ft.**
- \* **3 Phase Electricity Installed**
- \* **Machinery Subject to Negotiation**
- \* **Priced to Lease**
- \* **Viewing Recommended**



**DESCRIPTION:** Kenricks are pleased to offer this Light Industrial Unit/ Workshop for Lease.

This substantial brick-built property is situated in Blackpool Town Centre and is suitable for a number of uses subject to change of use.

The premises has shutter access, covers an area of approximately 4,264 sq ft and is currently occupied by the owners, trading as a joinery business. However, it is being offered as an empty unit and the machinery, if required, would be subject to negotiation.

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**Unit 4, 6, 18 (approx. 4,264 sq. ft.)**

Main Entrance leading to:

**Ground Floor (approx.864 sq. ft)**

Workshop

Office

Kitchen

Toilet

Internal Staircase leading to:

**First Floor (approx. 3,400 sq. ft)**

Open Plan Workshop

**Exterior:** Parking for 4 Motor Vehicles to the front of the premises.

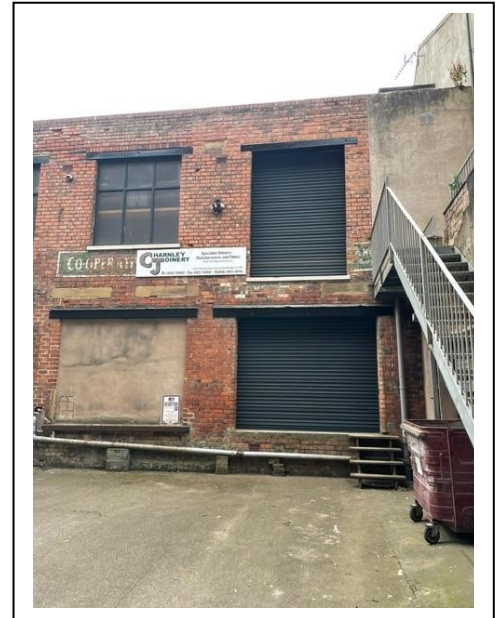
**AGENTS NOTES:** Water and 3 Phase Electricity connected.

**TENURE:** Leasehold- New flexible lease offered at a rent of £ 15,000 per annum.

Incoming tenant may be responsible for the Landlord's Legal fees.

**PRICE:** No Ingoing

**VIEWING:** By appointment through Kenricks 01253 420420



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