

**5 Cornford Road
Blackpool**

REF: MIS591M

- * **Light Industrial Unit**
- * **Marlon, Blackpool**
- * **Modern Industrial Estate**
- * **Prominent Corner Location**
- * **Total Area of Building Over 8,150 sq. ft**
- * **Offered with Vacant Possession**
- * **Priced to Sell**
- * **Suitable for a Number of Uses**
- * **Car Parking**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer this Light Industrial Unit with 2 separate loading bays protected by substantial roller shutters.

This substantial unit is situated on Cornford Road, close to the popular Clifton Retail Park and M55 motorway.

The premises have been used as a clothing wholesalers but is currently vacant and would be suitable for a number of uses.

Viewing Highly Recommended.

Ground Floor (Building Footprint over 8,150 sq. ft)

Entrance Vestibule. (approx.82 sq ft)

Staff Room with Kitchenette (approx.220 sq ft)

3 Separate Washrooms

Utility Area (approx. 240 sq ft)

Loading Room 1 protected by electric roller shutters (approx. 190 sq ft)

Utility / Storage Area (approx. 2,344 sq ft)

Foreman's Office (approx. 56 sq ft)

Loading Room 2 protected by electric roller shutters (approx.1,082 sq ft)

Main Warehouse area (approx.2,079 sq. ft.)

Additional Hangar Space (approx. 1,879 sq. ft.)

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First Floor Industrial

Mezzanine Warehouse Area (approx. 5,122 sq ft)

First Floor Offices

Office 1 (approx. 287 sq ft)

Office 2 (approx. 227 sq ft)

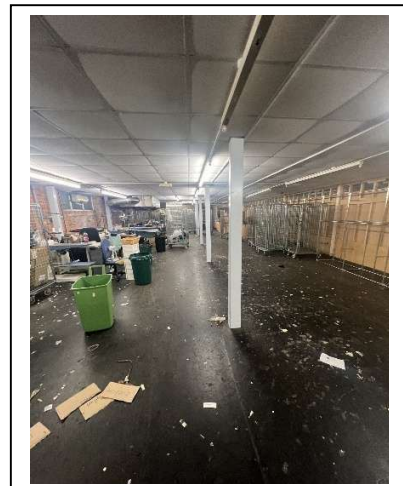
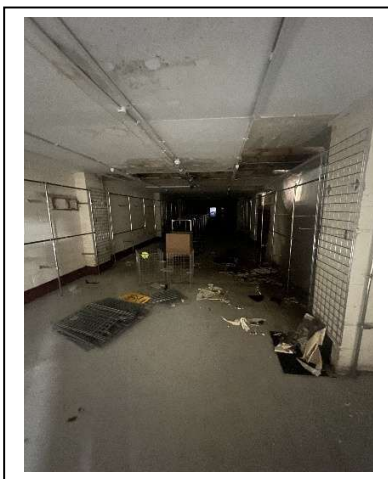
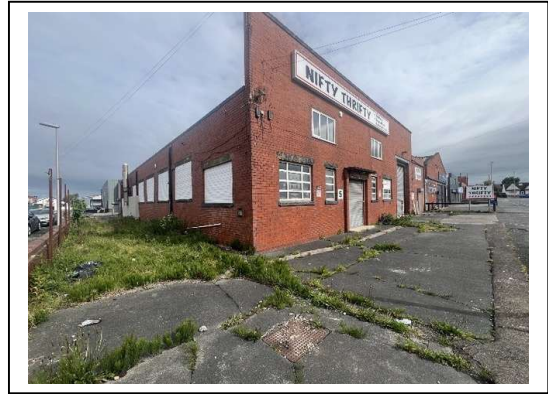
EXTERIOR: Car Park to the front and side for 10 motor vehicles with ample street parking. Two separate loading bays.

AGENTS NOTES: The property had mains electric, water and gas supply when operational. The depth of the rear warehouse is approx. 8.15 meters. The main building is in good order throughout however the additional hangar is in need of attention.

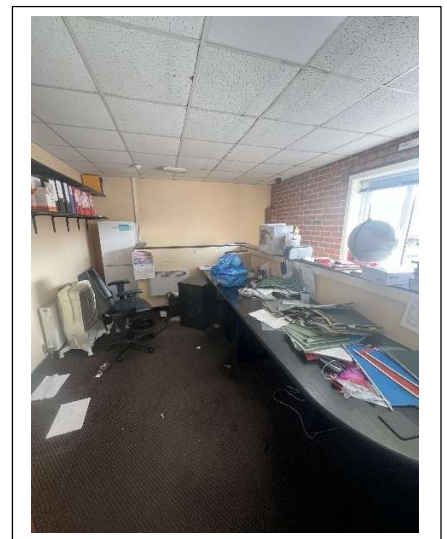
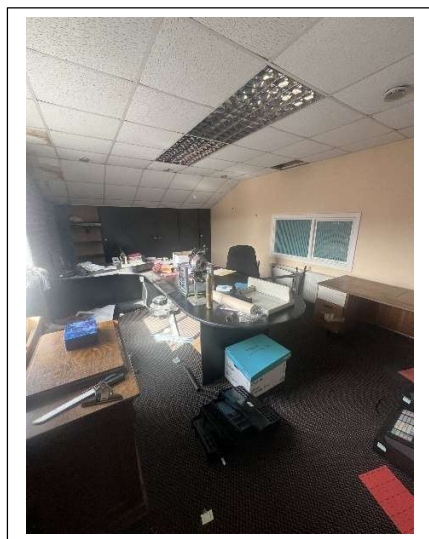
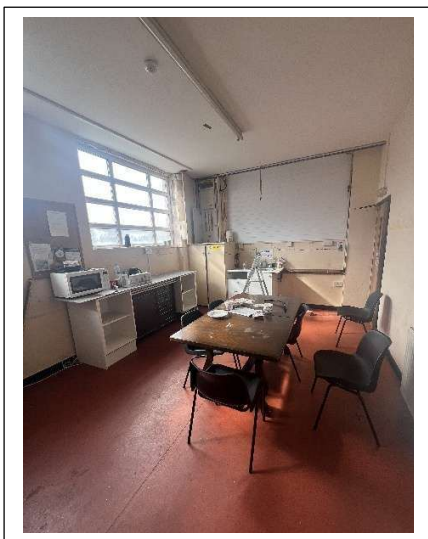
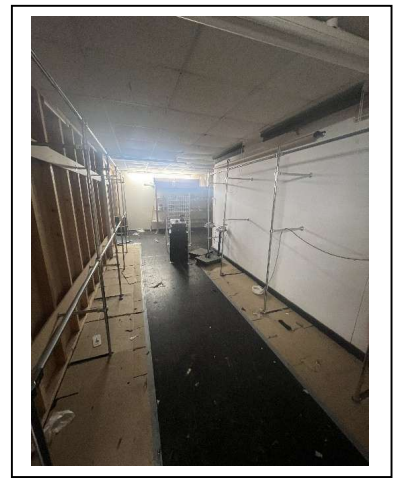
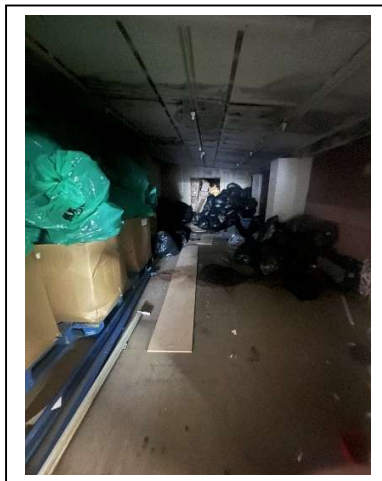
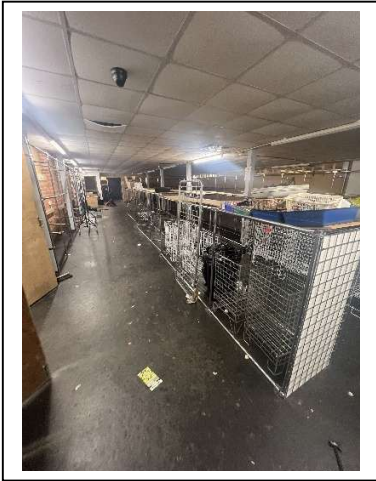
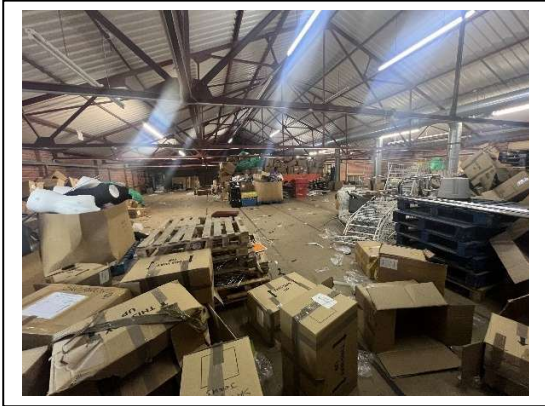
TENURE: Freehold

PRICE: £300,000

VIEWING: By appointment through Kenricks 01253 420420.



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