

**First Floor Offices
Unit 9b Cocker Avenue
Poulton Industrial Estate
Poulton Le Fylde**

REF: MIS607M

- * **First Floor Offices**
- * **Poulton Industrial Estate**
- * **Excellent All Year-Round Trading Location**
- * **In Excellent Order Throughout**
- * **Suitable for a Number of Uses**
- * **Priced To Lease**
- * **Car Parking**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer these First Floor Offices to Let.

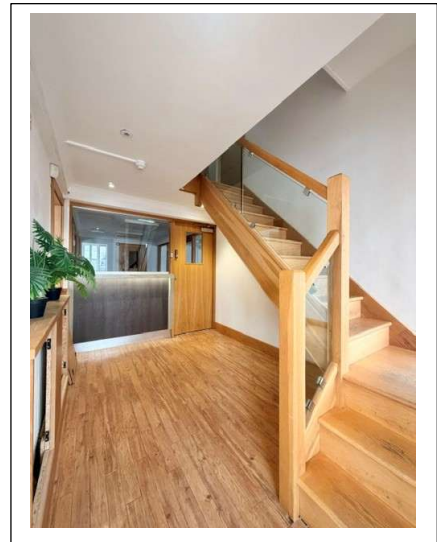
These modern offices are situated on the busy all year-round trading location of Poulton Industrial Estate in Poulton Le Fylde.

The offices are in excellent order throughout and benefit from having car parking to the front of the property for approximately 6 motor vehicles.

Viewing Highly Recommended.

Ground Floor

Main Entrance leading to:
Hallway with staircase to First Floor Offices.



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First Floor (Approx. 1,399 sq. ft.)

Open Plan Main Office (Approx. 549 sq. ft.)

Boardroom (Approx. 360 sq. ft.)

Hospitality Lounge (Approx 268 sq. ft.)

Kitchen

Toilet

Adjoining Office (Approx. 222 sq. ft.)

EXTERIOR: Car Parking to the front of the property.



AGENTS NOTES: The property has double glazing. The unit has an electric and gas supply. Relevant utility bills will be given to the incoming tenant periodically by the landlord and will be read directly from the meter.
The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

TENURE: Leasehold – New flexible lease offered at a Rent of £15,500 per annum.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420.

