

**Atlantic House
Sir Frank Whittle Way
Blackpool**

REF: MIS613M

- * **First and Second Floor Offices**
- * **Prominent Location in Renowned Business Park**
- * **South Shore**
- * **In Very Good Condition Throughout**
- * **Suitable for a Number of Uses**
- * **Priced To Lease**
- * **Option to Lease the Left Side or Right Side of the Building Separately.**
- * **Substantial Car Parking**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are delighted to offer these modern First and Second Floor Offices to Lease.

These modern offices are situated on the busy all year-round trading location of Sir Frank Whittle Way, Blackpool, being situated adjacent to Blackpool Airport in the popular Blackpool Airport Enterprise Zone.

The offices are in excellent order throughout and benefit from having generous car parking to the front and side of the property.

There is also an option to lease the left or the right side of the property separately.

Viewing Highly Recommended.

Entire Property (Approx 3539.2 sq. ft.)

Ground Floor (Approx. 1336.9 sq. ft.)

The Property has dual entrances to the front of the building, each leading to: Impressive Hallways allowing access to both floors.



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Ground Floor Left Side (Approx 797.6 sq. ft.)

The left entrance hallway leads to:
5 x Office Rooms.
2 x Toilets.
Fitted Kitchen with wall and base units.

Ground Floor Right Side (Approx 539.3 sq. ft.)

The right entrance hallway leads to:
4 x Office Rooms.
2 x Toilets.

First Floor (Approx: 1470.4 sq. ft.)

First Floor Left Side (Approx 790 sq. ft.)

Left entrance staircase leading to:
Large Open Plan Office Area.

First Floor Right Side (Approx 680.3 sq. ft.)

Right entrance staircase leading to:
Large Open Plan Office Area.

Second Floor (Approx 732 sq. ft.)

Left Side – Storage (Approx 441 sq. ft.)
Right Side Storage – (Approx 290.6 sq. ft.)

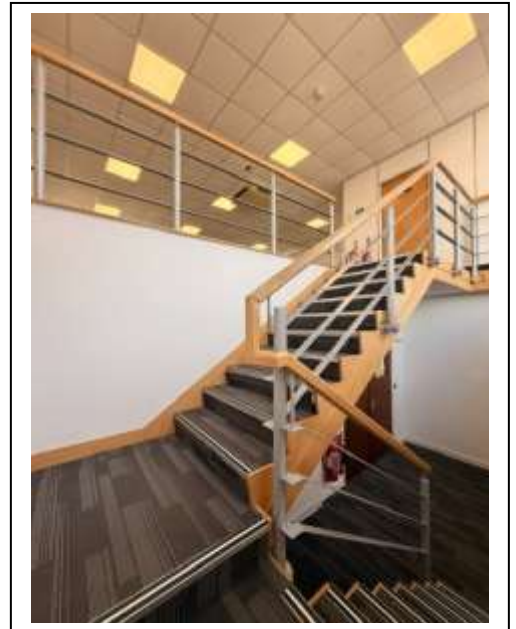
EXTERIOR: Car Parking to the front and side of the property. Gravelled Picnic/ Break Area to the right of the property with picnic bench style seating.

AGENTS NOTES: The property has double glazing.
The unit has an electric and gas supply.
There is an option to lease the Left or Right side of the property separately.
The Left Side is offered at a rent of £21,000 pa.
The Right Side is offered at a rent of £14,000 pa.
We are informed the current Rateable Value on the premises is £28,500. The incoming tenant maybe responsible for the Landlord's Legal Fees in this transaction.

TENURE: Leasehold – New flexible lease offered at a Rent of £35,000 per annum.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks 01253 420420.



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