

**Miranda House
214 Whitegate Drive
Blackpool**

REF: MIS586K

- * **Prestigious Offices**
- * **Central, Blackpool**
- * **Busy All Year-Round Location**
- * **Close to Motorway Link and Town Centre**
- * **In Lovely Order Throughout**
- * **To Let – Flexible Terms**
- * **Car Parking**
- * **Suitable for a Number of Uses**
- * **Suit a Solicitors/Accountants Offices**
- * **Viewing Highly Recommended**



DESCRIPTION: Kenricks are Pleased to Offer these Prestigious Offices to Let.

The Offices are Situated on the Busy All Year-Round Trading Thoroughfare of Whitegate Drive, within Close Proximity of Blackpool Town Centre, and Provides Easy Access to Motorway Link of the M55.

The Offices are Suitable for a Number of Uses but would be Ideal for Solicitors, Accountant or Other Professional Body.

Ground Floor

Main Entrance Leading to:

Impressive and Beautifully Appointed Reception Area. (Approx. 243 sq. ft.)

Office (Approx. 204 sq. ft.)

Office (Approx. 152 sq. ft.)

Office (Approx. 152 sq. ft.)

Office (Approx. 149 sq. ft.)

Fitted Kitchen (Approx. 135 sq. ft.)

Toilet.

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First Floor

Board Room/Office (Approx. 194 sq. ft.)
Office (Approx. 158 sq. ft.)
Office (Approx. 147 sq. ft.)
Office (Approx. 157 sq. ft.)
Office (Approx. 131 sq. ft.)
Toilet x 2.



EXTERIOR: Car park to the front of the premises, providing car parking for 4 motor vehicles. Yard to the rear of the property.

AGENTS NOTES: The offices are central heated and double glazed.

TENURE: Leasehold – New Flexible Lease available at a Rent of £22,000 pa. The incoming tenant maybe responsible for the Landlords Legal Fees in this transaction.

PRICE: No Ingoing

VIEWING: By appointment through Kenricks.

