

for sale / to let
new prestige offices



croft court offices

WHITEHILLS BUSINESS PARK BLACKPOOL FY4 5PR

- Excellent access J4 M55
 - Landscaped environment
 - High specification

from 167 to 544 sq m (1,796 to 5,856 sq ft)

WHITEHILLS A THRIVING BUSINESS LOCATION





LOCATION

Whitehills Business Park is located adjacent to Junction 4 of the M55 motorway and at the heart of the West Lancashire region. The park extends to some 125 acres and already includes 140,000 sq ft B&Q warehouse, hotel and leisure facilities, together with a nearby Tesco superstore. Croft court is located immediately off the B&Q roundabout on Hallam Way.



DESCRIPTION

Croft Court provides two distinct areas for office and business use, each with its own dedicated access off Hallam Way. The separate office park development offers units of varying sizes in 2-storey blocks which can be combined to create larger units for sale or rent.

Particular attention has been focused on the external landscaping where hard and soft materials combine to provide a quality environment. Dedicated car parking together with disabled facilities and secure cycle parking is provided.



SPECIFICATION

- > Two-storey construction, with cavity brick / block walls under a pitched tiled roof
- > Double glazed windows
- > Gas central heating
- > Glazed feature bay at first floor
- > Suspended ceilings with exposed grid
- > 3 compartment skirting trunking to office areas
- > Kitchenette area
- > Smoke / fire detectors
- > Carpeting to office areas
- > Non slip vinyl flooring to toilets and kitchenette area
- > Each unit has 2 WC's - one with disabled facilities
- > Emulsion finish to dry lined, internal walls with part tiling to toilets and kitchenette
- > Brushed aluminium internal
- > Internal door ironmongery
- > Spotlights to entrance and stairways
- > Security system

ACCOMMODATION SCHEDULE

UNIT NO.	SQ FT	SQ M
1	2,030	188.59
2	2,000	185.80
3	2,030	188.55
4	2,030	188.55
5	1,796	166.85
6	2,030	188.55
7	2,030	188.55
8	1,796	166.85
9	2,030	188.59
10	2,441	226.77
11	2,441	226.77

Please ask for current availability schedule

SERVICES

All mains services are connected to the properties including gas, water, electricity and mains drainage. The freehold committee to set the annual service charge.

SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the common areas of the estate.

TENURE

Long leasehold for a term of 999 years subject to a peppercorn ground rent.



VAT

Prices indicated are exclusive of VAT which will be charged in addition at the prevailing rate.

VIEWING

Please contact the joint agents for viewing and further details

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