



TO LET

CLIFTON TRADE PARK & BUSINESS CENTRE

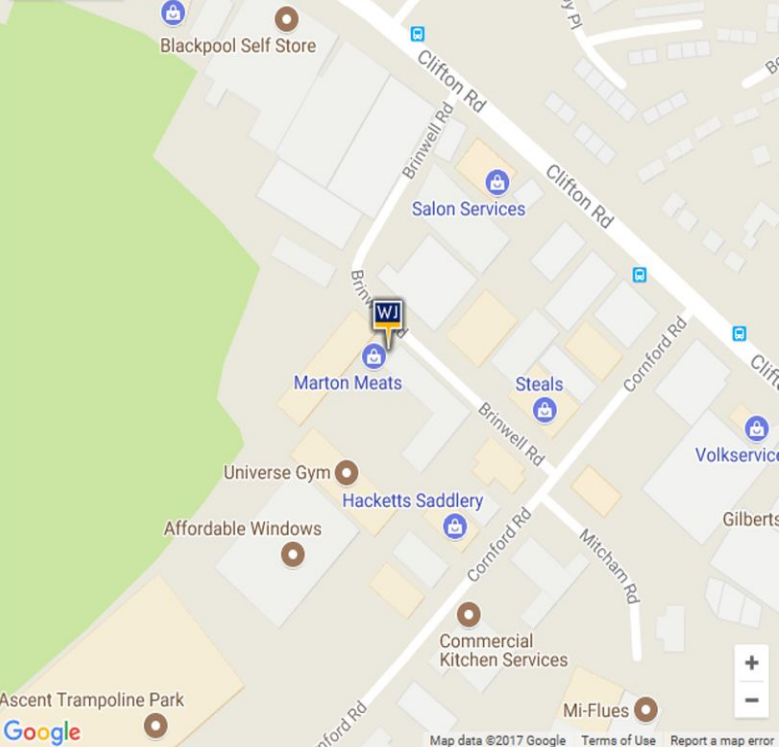
BRINWELL ROAD, BLACKPOOL, FY4 4QU



- **Excellent location**
- **Well established industrial area**
- **Good transport links**
- **1 mile to J4, M55**
- **Fully fenced estate with gated access**
- **Ample car parking provision**

OFFICE SUITES

103-1,250 sq ft (9.56-116.12 sq m)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
M55	1.0	3	Drive
Blackpool Town Centre	2.2	10	Drive
Blackpool North Train Station	2.8	60	Walk
Preston	15.1	26	Drive
Manchester	47.9	59	Drive

Source: theAA.com

CLIFTON TRADE PARK

BRINWELL ROAD, BLACKPOOL



DESCRIPTION

Clifton Trade Park comprises a modern self-contained multi-let estate on a site of approximately 1.69 acres. The estate provides a mixture of trade counter and industrial units with some office / studio space split over two main terraces. The original terrace was constructed in the 1990's and provides 5 units totalling 13,350 sq ft with 12 self-contained offices to the first floor totalling 8,192 sq ft. The second building was constructed more recently in 2005 and comprises seven single storey steel portal frames trade counter / warehouse units totalling 12,937 sq ft.

To the first floor of the original building are 12 self-contained office studios which have recently been renovated and modernised. The studio offices range in size from 103 sq ft (1 person) up to 1,250 sq ft (16 persons). Suites can be combined subject to availability.

SPECIFICATION

- Internal office accommodation
- High speed fibre broadband connectivity to the offices
- Well established industrial area
- Good transport links
- Fully fenced estate with gated access
- Ample car parking provision

EPC

Copies of individual EPC's are available on request.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

LOCATION

Clifton Trade Park is perfectly located being just minutes from the M55 motorway and main Blackpool access routes making it ideally situated for access to Lancashire and the wider north west region. Clifton Trade Park is positioned centrally on the well-established Clifton Road Industrial Estate. The estate has excellent transport links via Clifton Road and is located close to the A5230 which leads to Junction 4 of the M55 approximately one mile east of the subject property. The property is accessed off Brinwell Road to the north and is on the west side of Cornford Road.

Blackpool is located on the Fylde Coast in the North West of England, situated approximately 15 miles to the west of Preston, 45 miles north of Liverpool and 50 miles north west of Manchester. Blackpool has excellent road communications situated next to Junction 4 of the M55 Motorway, providing direct access to the M6 and the wider regional and national motorway network.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or alternatively complete the 'property enquiry' form above.



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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