



**TO LET**

## **CLIFTON TRADE PARK & BUSINESS CENTRE**

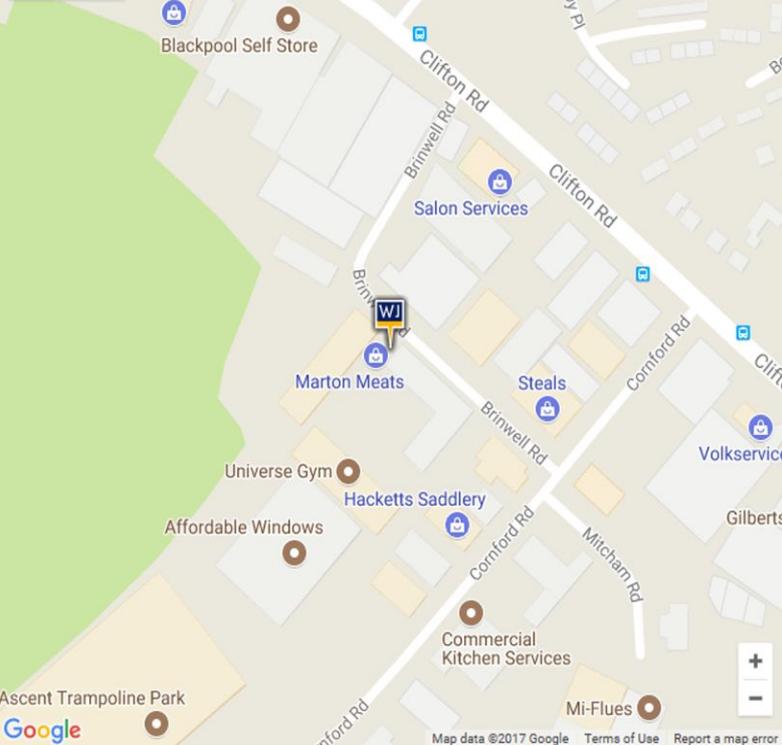
**BRINWELL ROAD, BLACKPOOL, FY4 4QU**



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

**INDUSTRIAL UNITS**

**585-5,625 sq ft (54.34-522.58 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.

Externally the estate benefits from a good car parking provision with communal circulation space. The estate is fully fenced with secure gated access across the front entrance.

Industrial Units range from 585 sq ft up to 5,625 sq ft.

### SPECIFICATION

- Internal office accommodation
- Loading doors
- 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 upon 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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