



## Flexible Convenient Office Space

### TO LET

**321 RED BANK ROAD  
BISPHAM  
BLACKPOOL  
LANCASHIRE  
FY2 0HJ**

**129 Sq Ft (11.98 Sq M)**

- Convenient and accessible location
- Good retail amenity
- Strong transport links
- Flexible letting terms
- Incentives available

### Location

Bispham village is located roughly three miles from Blackpool centre; nearby towns include Poulton le Fylde, Fleetwood and Thornton Cleveleys.

Bispham is a comprehensive village with good local amenities and good transport links.

### Description

A variety of individual secure office space available in a business centre available over two floors with kitchen and WC facilities. The premises have an intercom entry system.

### Accommodation

The accommodation extends to a maximum of 326 sq ft with a variety of space available to suit individual needs. Details can be given upon application.

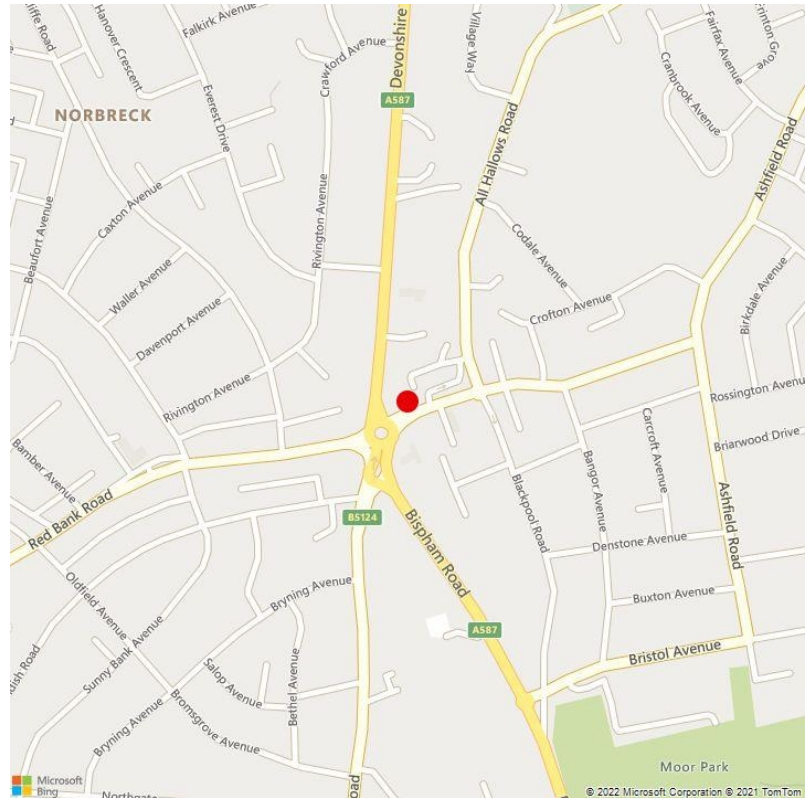
### Services

Broadband capacity to the location is strong. Lighting and electrics are supplied individually to each office and are charged by the Tenants chosen supplier.

It is the prospective purchaser/tenant's responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

### Services Responsibility

There will be a small service charge which covers the lights, water, cleaning, sanitary provision for communal areas and consumables for the wc units.



### Price

Prices start from £1,032 p.a or £20 per week.

### Terms

Flexible lettings terms are negotiable upon application. Incentives may also be offered depending upon the lease terms.

The premises are let on internal repairing terms. A deposit and credit check may be required. Rent will be payable either monthly or quarterly in advance.

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### Legal Costs

Applicants will be responsible for their own legal costs.

### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

### Viewings

Petty Commercial  
Empire Business Centre,  
2 Empire Way,  
Burnley,  
BB12 6HH

### DISCLAIMER

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