

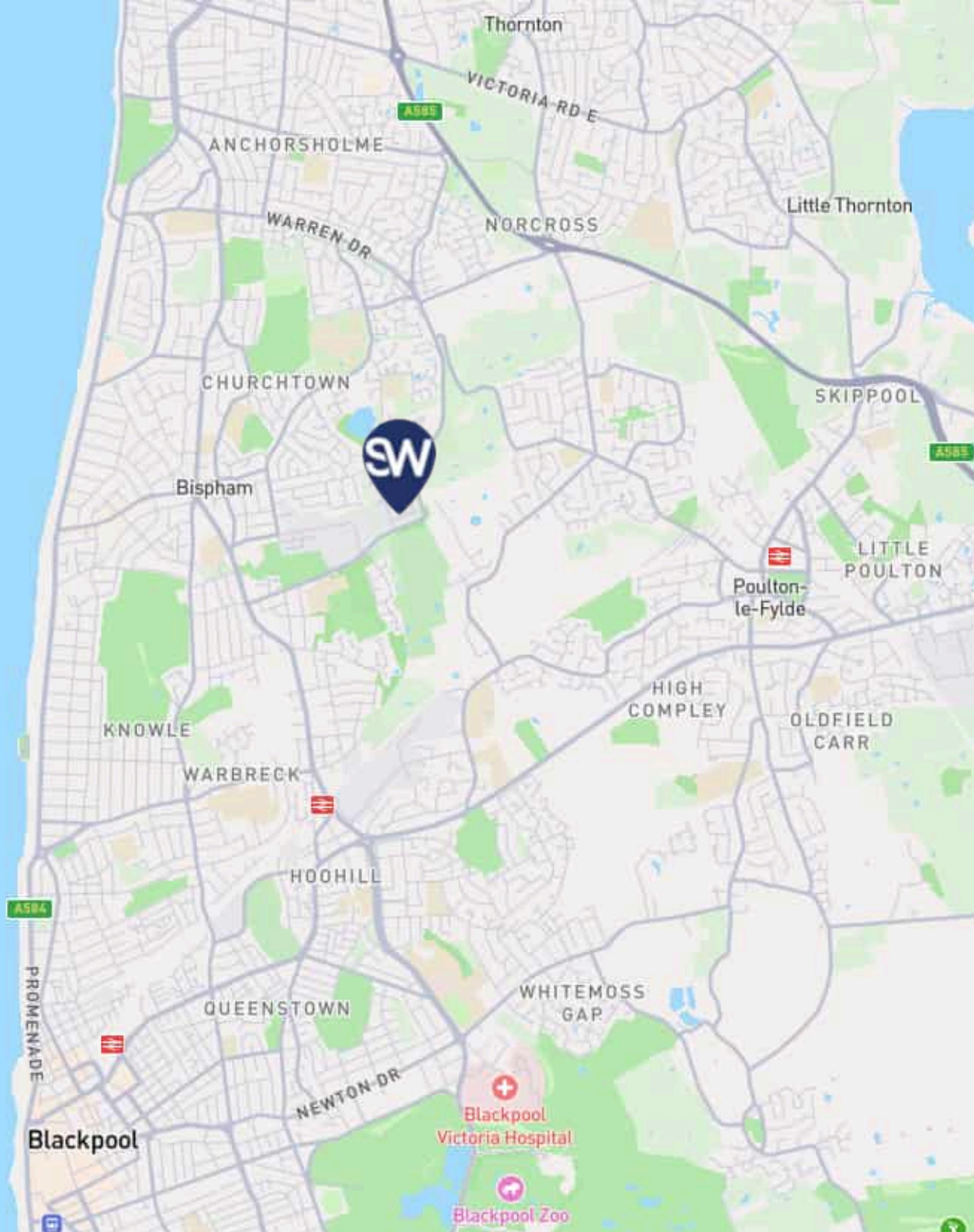


# For Sale

Modern Warehouse with Parking (29,905 sq ft)  
Units 3 & 4 Kinraig Court, Kinraig Road, Blackpool FY2 0FY



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## Location

The property is located on Kingcraig Road in the North Blackpool / Bispham area.

Blackpool Town Centre is located approximately 2 miles away. The position provides ease of access towards Amounderness Way which commences access to the M55 motorway and the M6.

The property is located in an established industrial area on the popular Kingcraig Court and close to Moor Park Industrial Estate and Blackpool Technology Park, which is home to a variety of occupiers including Rexel, Build Up: Blackpool and the Fylde College, ICare and Eurocell to name a few.

Blackpool is approximately 16.5 miles to the south-west of Lancaster and 30.6 miles to the north of Liverpool. The area has good road communications, with the subject property being located approximately 4.3 miles to the north of J4 of the M55. The property is approximately 1.1 miles north of Layton railway station. Layton railway station connects to Preston with a travel time of approximately 25 minutes, Lancaster with a travel time of approximately 56 minutes and Liverpool with a travel time of approximately 1 hour 50 minutes.



## Description

The subject property comprises a detached, modern warehouse of steel portal frame construction with concrete floor under a dual pitched roof with external profile metal cladding to the roof and upper elevations.

The ground floor provides warehouse storage, offices and showroom. Access into the warehouse is provided by 2 x vehicle access loading doors each of approx. 3.5m wide x 4.5m height. Eaves height to the underside of the first floor level is approx. 2.87m.

The first floor is accessed via multiple staircases and provides additional open-plan storage / workshop accommodation in addition to the cellular office and store rooms. First floor eaves height ranges from 2m - 3.7m.

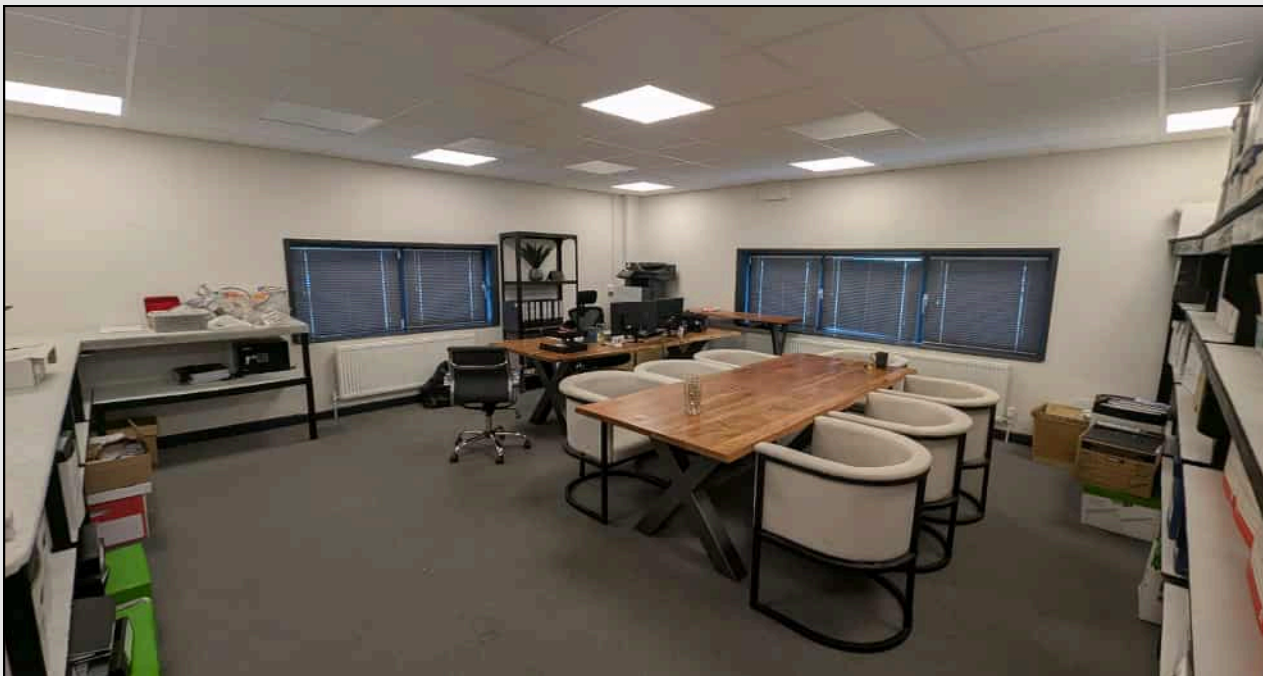
Heating is provided by way of gas central heating within the office accommodation and ceiling mounted Reznor gas space heater within the warehouse.

Externally, there is a loading apron in addition to marked parking bays to the front and side providing surfaced parking for approx. 28 vehicles. We have measured the operational site area using online mapping software at approx. 0.7 Acres.

## Accommodation

We have measured the property on a Gross Internal Area (GIA) basis with the following approx. floor areas:-

Area	Sq M	Sq Ft
Ground Floor (Warehouse, Office, Showroom)	1,420.32	15,288
First Floor (Storage, Office)	1,357.93	14,617
<b>Total GIA</b>	<b>2,778.25</b>	<b>29,905</b>



## Business Rates

Rateable Value of £93,500 (2026 VOA Rating List)

We recommend that interested parties make their own enquiries of the local rating authority.

## EPC

'D-81'

A copy of the EPC is available upon request.

## Tenure

Held Long Leasehold for a term of 125 years from 10.06.93 under Land Registry Title Number LA721546.

## Sale Price

£1,250,000

Subject to Contract and Exclusive of VAT

N.B There is an opportunity to also acquire Unit 2 Kincaig Court by way of separate negotiation with a guide price of £795,000. Please contact the agents for further information.

## VAT

VAT may be applicable at the prevailing rate.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.



# Viewings

Viewing strictly by appointment only with the agent.  
For further information please contact:-

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April 2026



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