

Former Department For
National Savings &
Investments Offices
Mythop Road Blackpool
FY3 9YP

c. 8 Acres of Land
available for Storage &
Other Uses



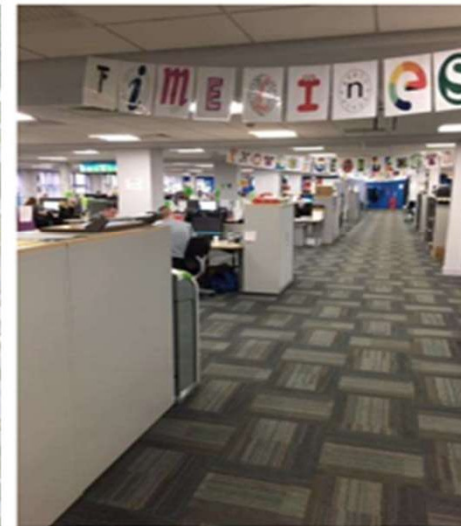
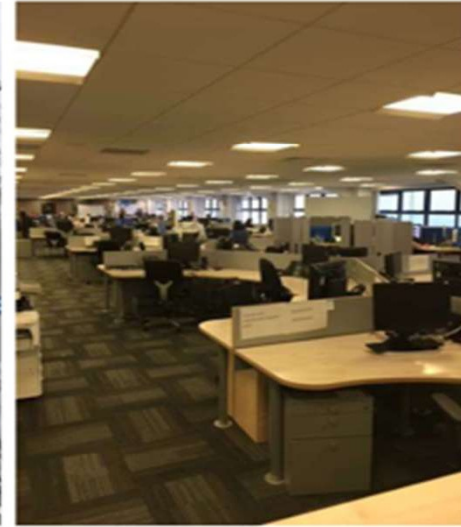
GREYFRIARS
ASSETS LTD

To Let

Executive Summary



- Greyfriars Assets Ltd instructed To Let the site.
- Offers invited to lease the site.
- The Office Buildings extend to c.40,000Sqft.
- Extensive surfaced carpark for approximately 326 spaces.
- The site extends to c.7.38 acres
- The access to the site is through Maples Drive.



Location



LOCATION AND SITUATION

The property lies within the Local Authority area of Blackpool and is situated approximately 4 miles east of the town centre.

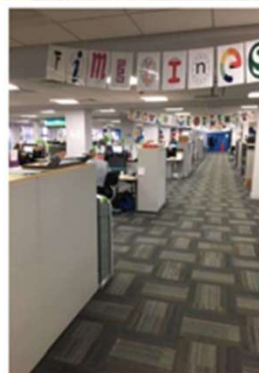
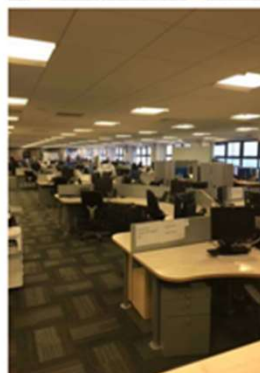
Blackpool is situated approximately 15 miles north west of Preston, 27 miles north of Liverpool and 40 miles north-west of Manchester.

Blackpool has an estimated population of approximately 140,000. It remains one of the most popular tourist destinations in England with visitors attracted by the Golden Mile of funfair attractions on the South Shore, Blackpool Tower and the Illuminations.

The town benefits from good communications, being served by the M55 motorway, which connects directly with Junction 32 of the M6 at Preston and, in turn, the remainder of the regional motorway network. Blackpool North railway station is the main railway station for the town providing regular express services to destinations including Manchester, Liverpool, Leeds, York and London

The property is located within the Marton area of Blackpool, accessed from Mythop Road which links with the A583 Preston New Road a short distance south west providing easy access onto the M55 motorway. The property sits immediately north of a new high quality residential development known as Marples Grange which is being developed by Rowland Homes. Also adjacent to the building is the Marton Mere Holiday Village and Caravan Park.

Property Description



GENERAL SPECIFICATION

- > A modern two storey detached office building.
- > Extensive surfaced carpark with approximately 326 spaces providing an excellent ratio of 1:120 sq ft.
- > To the rear of the main office building, there is a generator room and associated power plant together with an enclosed electricity sub-station.
- > The site extends to approximately 2.98 Ha (7.38 acres)
- > Pitched and hipped metal sheet roof with mounted solar panels.
- > Framed construction with partially clad brick elevations.
- > There are also extensive grassed landscaping areas around the building incorporating a pond and mature trees.
- > The site benefits from secure barrier access to its entrance.

INTERNAL SPECIFICATION

- > Modern open plan offices over 2 floors
- > Solid floors with floor boxes and perimeter trunking
- > Suspended ceilings with modern recessed fluorescent strip lighting & Air-conditioning.
- > Stair and lift access
- > WC facilities & shower facilities
- > Large open plan seating/waiting area
- > Extensive staff break-out/canteen areas.

We have measured the office building in accordance with the RICS Code of Measuring Practice on a Net Internal Basis. The building provides the following approximate areas:

Floor/Description	Sq m	Sq ft
Ground Floor Offices	1,866	20,088
First Floor Offices	1,856	19,973
Total Area	3,722	40,061



For more Enquiries, please contact:

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