

# FLEXSPACE BLACKPOOL

## Sycamore Trading Estate

**FLEX  
SPACE**  
BUSINESS UNITS  
ON FLEXIBLE TERMS

SAT NAV: FY4 3RL



### Workshop, Office & Self Storage



Workshop



Offices



Self Storage

Flexspace is one of the UK's leading providers of workshops, offices, warehouses and self storage units for small businesses.

Make Flexspace your first port of call to rent adaptable, convenient business units on flexible terms.

### Facilities



Plug and Play



Meeting Rooms



Furnished



Visitor Parking



Security

Sycamore Industrial Estate  
Squires Gate Lane  
Blackpool  
FY4 3RL

FLEXIBLE  
ADAPTABLE • CONVENIENT

SAT NAV: FY4 3RL

## Overview

Flexspace Blackpool - Sycamore Industrial Estate is a substantial business centre providing a range of furnished offices, workshops, warehouses and self-storage units that are available on flexible terms.

The centre is telecoms & IT enabled and provides meeting rooms, free car parking and CCTV security.

The 29 small office units range from 112 to 475 ft<sup>2</sup> (10 to 44 m<sup>2</sup>).

Most workshops range from 720 to 807 ft<sup>2</sup> (67 to 75 m<sup>2</sup>) while 4 new build workshops range from 750 to 1,000 ft<sup>2</sup> (70 to 93 m<sup>2</sup>). These units benefit from concrete floors, steel roller shutter doors, fluorescent strip lighting and WC facilities.

The centre also provides secure heated storage facilities ranging from 25 to 250 ft<sup>2</sup> (8 to 76 m<sup>2</sup>).

For local amenities, the estate is close to a selection of major stores, take-away outlets and a Morrisons supermarket. Blackpool town centre is located 3 miles away.



### BY RAIL

Squires Gate Station is approximately 1 mile away.



### BY AIR

Blackpool Airport is approximately 1 mile away.  
Liverpool John Lennon Airport is approximately 31 miles away.



For further enquiries please contact:

T 0800 033 4444

E sales@flexspace.co.uk

[www.flexspace.co.uk](http://www.flexspace.co.uk)

#### Misrepresentation Act 1967

Bridges Business Space LLP and Bridges Business Space No. 2 LLP, trading as Flexspace, and any joint agents, for themselves and for the lessors of this property, give notice that: 1. These particulars are set out as a general outline only for the guidance of intending lessees and do not constitute part of an offer or contract. 2. All dimensions and areas are approximate and all descriptions, reference to condition and necessary permissions for use and occupation, and other details, are given without responsibility and any tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Bridges Business Space LLP and Bridges Business Space No. 2 LLP, trading as Flexspace, or their joint agents has any authority to make or give any representation or warranty whatever in relation to this property. 4. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.