

Ground Floor Light Industrial Unit

1,900 SQ FT (176.51 SQ M)

UNIT AT CLEVELEYS BUSINESS CENTRE, DORSET AVENUE, THORNTON-CLEVELEYS, FY5 2DE

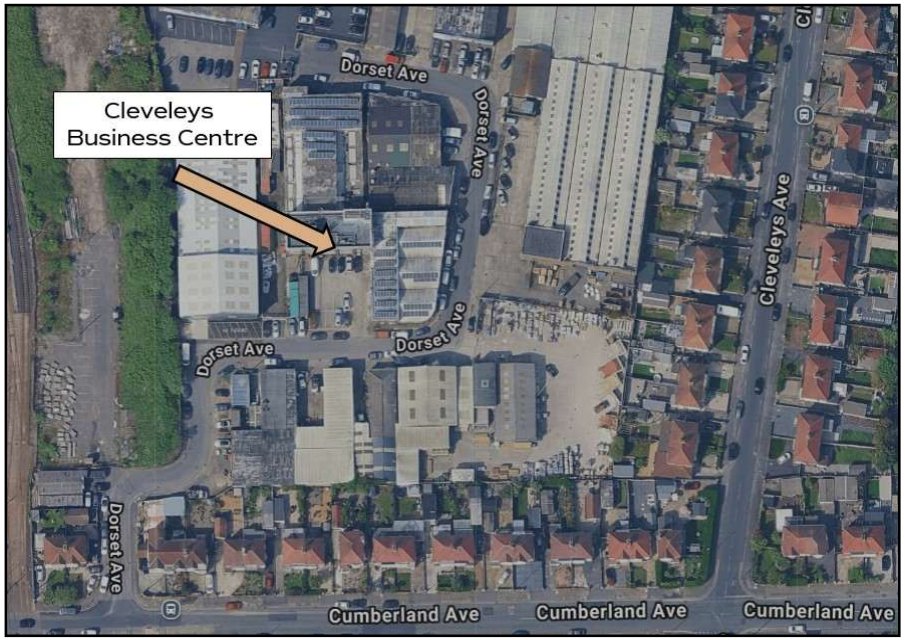
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Commercial Agents

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KEY FEATURES

- Ground floor light industrial unit
- Established business location in Thornton-Cleveleys
- Quick access to the A585, Blackpool and Fleetwood
- Within a multi-let location
- May suit a range of uses (subject to planning permission)
- On-site parking
- Close to Cleveleys Town Centre
- Rental - £9,500 per annum
- Available November 2026



LOCATION

The property is situated within an established commercial area just south of Cleveleys Town Centre, close to the Fylde Coast. The property benefits from convenient road access via Dorset Avenue, which connects directly to Rossall Road and the A585, providing links to Fleetwood, Blackpool and the wider motorway network.

The location is well served by public transport, with bus stops on Rossall Road approximately 150-300 metres (2-5 minutes' walk) from the business centre, offering regular services throughout the Fylde Coast area. Poulton-le-Fylde railway station is approximately 5 miles (8 km) away, around a 10-15 minute drive.

DESCRIPTION

The property forms part of the multi-let Cleveleys Business Centre, which is occupied by a range of commercial tenants. The building is of concrete frame construction, arranged over three storeys, beneath a flat roof.

The available accommodation is situated on the ground floor and is well-presented and open-plan in nature.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	176.51	1,900

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available from November 2026, by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

£9,500 per annum exclusive.

SERVICE CHARGE

A service charge is levied to cover the cost of the maintenance and upkeep of the common parts. The current charge is £1,500 per annum and can be paid either monthly or quarterly and is reviewed annually.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Interested parties are advised to clarify the rates payable directly with the Local Rating Authority (Wyre Council).

The Standard Uniform Business Rate for the 2026/2027 Financial Year is 48.0 pence in the £, or 43.2 pence in the £ for qualifying small businesses.

PLANNING

E-class - commercial, business and service. May suit other uses (subject to planning permission) - it is the responsibility of the Proposed Tenant to verify their intended use of the property (including any necessary change of use planning requirements) are suitable and acceptable to the Local Planning Authority (Wyre Council).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

EPC

An Energy Performance Certificate (EPC) has been commissioned and a copy of the Report is available on request.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

Adam Westwell | Director

BSc (HONS), MRICS | RICS Registered Valuer

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RICS

TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. TURNER WESTWELL LIMITED was incorporated on 28 March 2023 with a registered office address based in Chorley.