



Unit 1 Maritime Street

Fleetwood FY7 7PB

Commercial/Industrial Premises
280.07 sqm (3,015 sqft)

£Rent on application

- Self-contained predominately open plan commercial space
- Well appointed office and welfare facilities
- Service bay and loading via roller shutter door
- Sought after, affordable, commercial unit

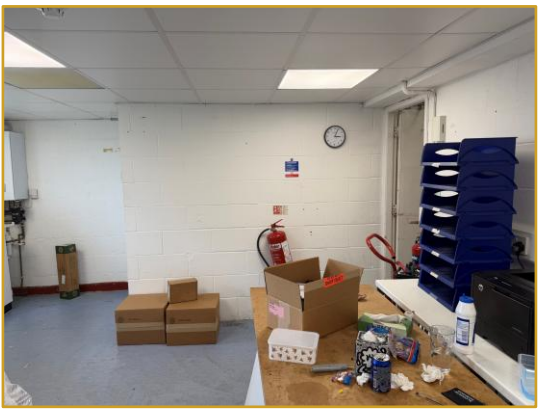
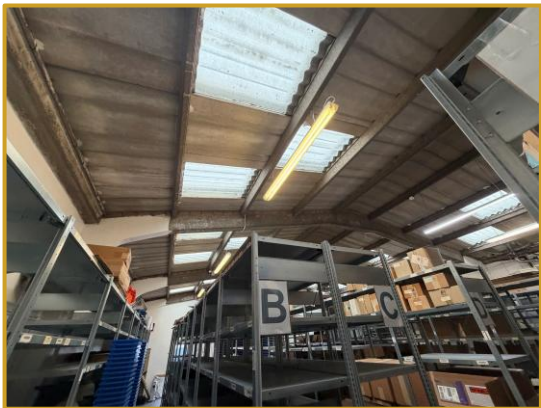
To Let

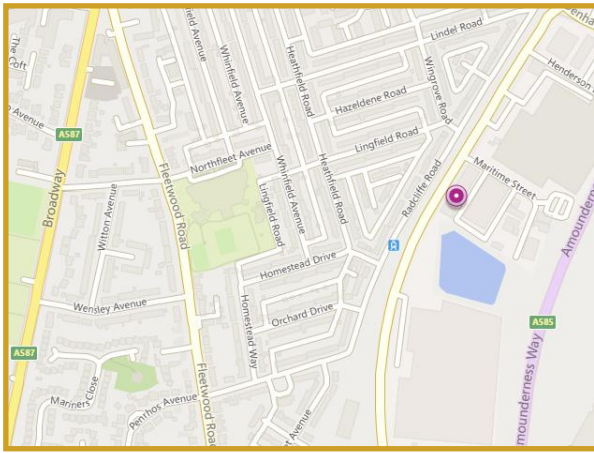
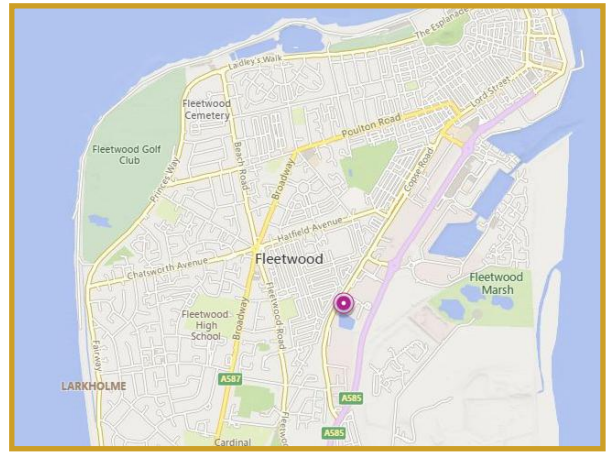
PARKINSON
REAL ESTATE ● ● ● ●

e: info@parkinsonre.com

www: parkinsonre.com

Additional Plans / Photos





Location

The subject is located on Maritime Street, just off Copse Road to the south of Fleetwood town centre in a predominately industrial /commercial area of the town. The unit is situated close to the A585 reached within a short distance drive allowing easy access to the localities road infrastructure and motorway network beyond.

Description

The unit comprises a traditional commercial/industrial unit positioned at the end of a terrace of similar units with a frontage onto Copse Road and servicing from Maritime Street. To the Copse Road elevation is a pedestrian entrance and window openings to the office accommodation whilst to the Maritime Street elevation is an up and over roller shutter service access door. The warehouse/workshop accommodation is provided to a clear open span. To the Copse Road elevation offices are provided at ground and 1st floor along with welfare facilities, including WC and kitchen.

Services

We understand mains services are connected to the property to include mains water, drainage and electric. Please note that neither service connections nor any appliances have or will be tested prior to completion.

Accommodation

	SQM	SQFT
GF Warehouse	191.36	2,060
GF Office & ancillary space	44.51	479
FF Office & ancillary space incl. WCs	44.20	476
TOTAL	280.07	3,015

Rateable Value

The property has the following entries in the 2026 Rating Assessments List.

	Rateable Value	Estimated Rates Payable
Warehouse & Premises	£12,250	£5,292 *

*Small business rates discount may apply reducing amount of business rates payable for qualifying occupiers

Rent

On application

Planning

The unit benefits planning consent under Use Class E of the Town & Country Planning Act use classes. Interested parties should make their own enquiries with the Local Authority to ensure their proposed meets with the planning designation of the building.

Terms

Available to let by way of a new full repairing and insuring lease on terms to be agreed. A deposit will be requested to be held as a bond over the duration of the term.

VAT

All figures are quoted exclusive of Value Added Taxation. We are informed by the Landlord that VAT is payable on the transaction. Your legal adviser should verify

Legal Costs

Each party to be responsible for own legal costs incurred in this transaction, however a solicitors undertaking or abortive cost deposit will be required direct to the Lessors solicitors prior to the issue of any legal documentation.

EPC

The property has an Energy Performance Certificate with a rating of C-70 valid until April 2028.

Enquiries & Viewings

Strictly by appointment with the agents
Email: info@parkinsonre.com
Tel: 01942 741800

Subject to Contract

Ref: AG0920

October 2026

10 Beecham Court,
Wigan, WN3 6PR

t: 01942 741800

e: info@parkinsonre.com



PARKINSON
REAL ESTATE ● ● ● ●

www: parkinsonre.com

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom they act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.

MONEY LAUNDERING REGULATIONS - Under Money Laundering Regulations we are obliged to verify the identify of any proposed purchaser once a sale has been agreed. This is a requirement under statute and therefore upon any offer being accepted a request will be made to the purchaser for various personal information to assist in verifying their ID.