



## Vantage Point, Amy Johnson Way, Blackpool, FY4 3RS

A modern detached mixed-use industrial building, with workshop, storage & distribution accommodation located in Blackpool.

Tenure	To Let
Available Size	6,623 sq ft / 615.30 sq m
Rent	£60,000 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

### Key Points

- > 21 car parking spaces
- > Close to Blackpool Airport
- > Warehouse storage & distribution space
- > Good transport links
- > Self contained unit

## Description

The property comprises a steel-framed construction with external brick elevations to the front. Internally the unit provides office accommodation arranged over two floors including a ground floor reception/entrance and two staircases on either end of the building. The office accommodation provides a mix of open plan and cellular offices. The property could be altered to create an additional workshop space.

## Location

Transaction House is located on Amy Johnson Way, within Blackpool Airport Enterprise Zone, which is accessed off the A5230 squire's gate lane. The M55 motorway is approximately 2.5 miles to the northeast. The centre of Blackpool is approximately 3 1/2 miles from the property. Rail services are available from Blackpool South, Blackpool Pleasure Beach and Blackpool North.

## Accommodation

Floor/Unit	Size	Rent
Ground	6,623 sq ft	£60,000 /annum

## Availability

The property has a total sqft of 6,623, split across a ground floor warehouse/office, offering a warehouse mezzanine and a first-floor office.



## Viewing & Further Information



Constantine Thanopoulos  
0161 220 1999 | 07718884764

[constantine.thanopoulos@hurstwoodholdings.com](mailto:constantine.thanopoulos@hurstwoodholdings.com)

