

Choose...

# Aldon

## Shops and Offices to Let

In the heart of Bispham Village, Blackpool

*...A Great Place to do Business*

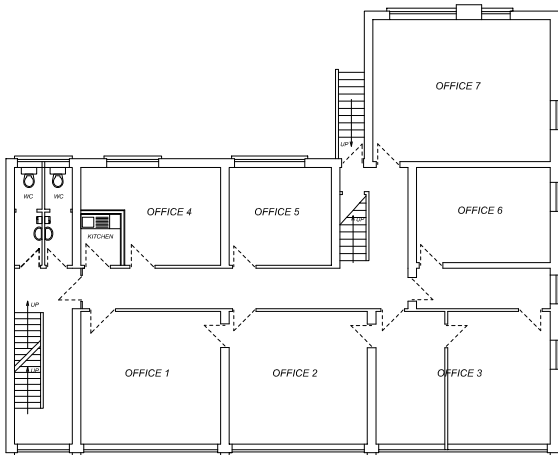
- ✓ Flexible lease terms
- ✓ 24/7 access
- ✓ Free Parking



☎ 01253 600430 [info@aldonproperty.com](mailto:info@aldonproperty.com)

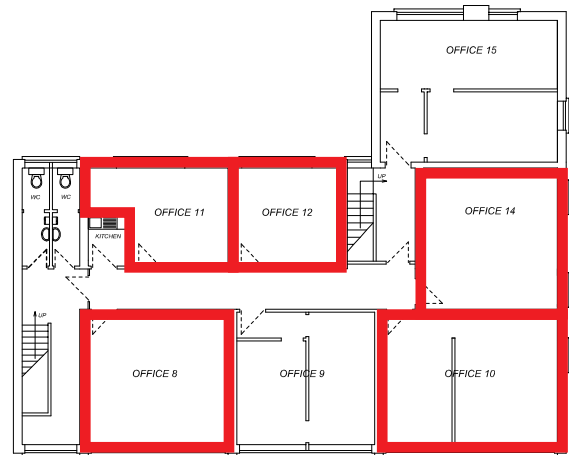
**Aldon Construction Company Limited**

**321 Red Bank Road Bispham**



**First Floor**

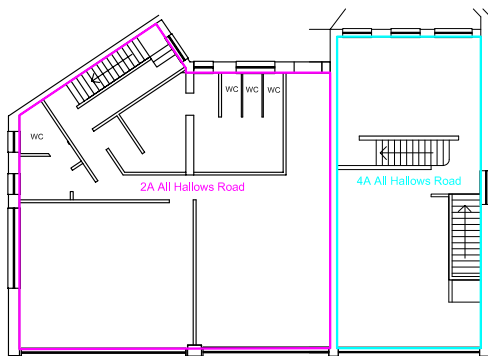
321 Red Bank Road	Approx Area ft <sup>2</sup>	Price PCM
Office - 1	LET	LET
Office - 2	LET	LET
Office - 3	LET	LET
Office - 4	LET	LET
Office - 5	LET	LET
Office - 6	LET	LET
Office - 7	LET	LET



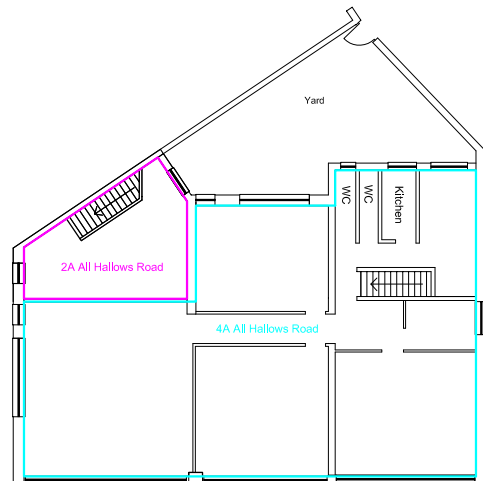
**Second Floor**

321 Red Bank Road	Approx Area ft <sup>2</sup>	Price PCM
Office - 8	239	£197
Office - 9	LET	LET
Office - 10	300	£247
Office - 11	145	£119
Office - 12	129	£106
Office - 14	248 <b>REDUCED TO</b>	£180
Office - 15	LET	LET

**Aldon Construction Company Limited**  
**2a&4a All Hallows Road Bispham**



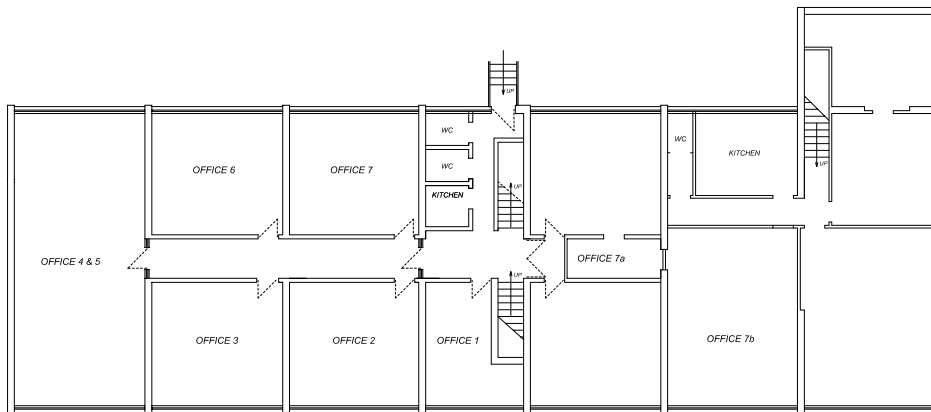
**First Floor**



**Second Floor**

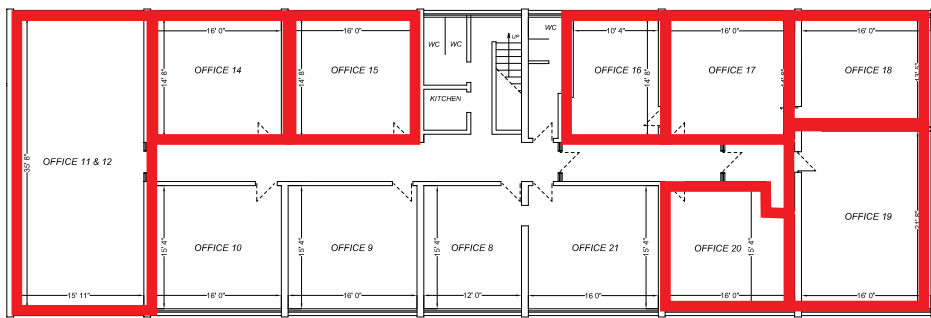
Office	Approx Area ft <sup>2</sup>	Price PCM
2A	LET	LET
4A	LET	LET

**FULLY LET**



### First Floor

335 Red Bank Road	Approx Area ft <sup>2</sup>	Price PCM
Office - 1	LET	LET
Office - 2	LET	LET
Office - 3	LET	LET
Office - 4 & 5	LET	LET
Office - 6	LET	LET
Office - 7	LET	LET
Office - 7a	LET	LET
Office - 7b	LET	LET



### Second Floor

335 Red Bank Road	Approx Area ft <sup>2</sup>	Price PCM
Office - 8 & 21	LET	LET
Office - 9	LET	LET
Office - 10	LET	LET
Office - 11 & 12	558	£451
Office - 14	234	REDUCED TO £180
Office - 15	234	REDUCED TO £180
Office - 16 - 18	621	£502
Office - 20	229	£189
Office - 19	407	£329

## Offices

### DESCRIPTION

Single open plan office units and some self contained units located over two floors within three sites in Bispham Village. Shared kitchen and toilet facilities available within 321 and 335 Red Bank Road.

Offices ranging from 129ft<sup>2</sup> to 1,800ft<sup>2</sup> (suites are also available).

### TENURE

Available on a flexible lease.

### SERVICE CHARGE

A service charge is payable to cover the cost of maintaining the communal areas.

### LEGAL FEES

Each party to be responsible for their own legal fees.

### VAT

All figures subject to the addition of vat.

### DEPOSIT

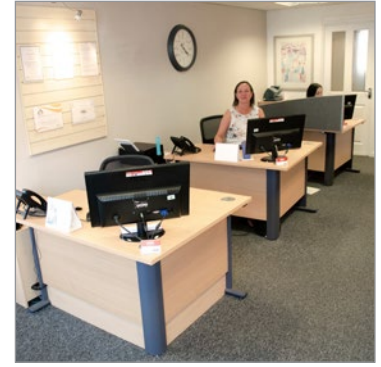
Deposit equivalent to two months rent is required prior to completion.

## Shops / Retail Units

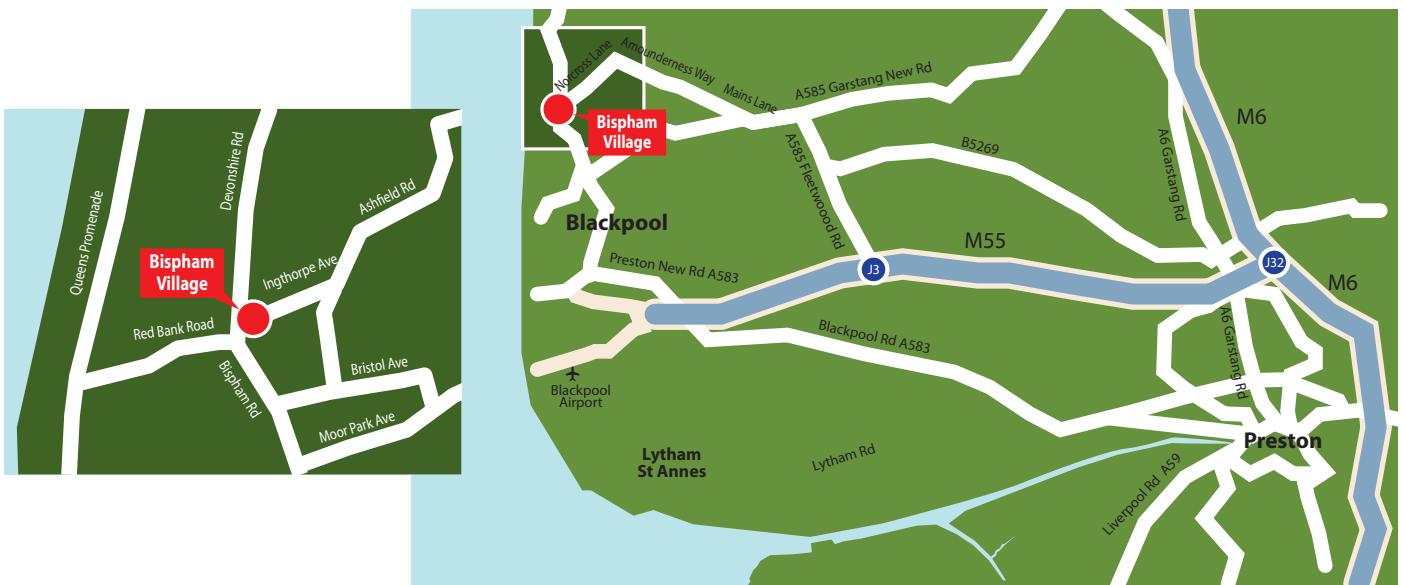
Our retail units are self contained open plan with WC facilities. A number of use classes are currently in operation including A1, A2 & A3.

For details of our vacant offices please email [info@aldonproperty.com](mailto:info@aldonproperty.com) or telephone 01253 600430.

# ...A Great Place to do Business



## LOCATION



Our offices and shops are located within the heart of the vibrant and bustling village of Bispham, Blackpool, Lancashire. Located approximately 3 miles away from Blackpool town centre, local towns include Thornton Cleveleys, Poulton-Le-Fylde, Fleetwood, Lytham-St-Anne's and 20 miles from Preston City Centre.

Bispham Village is currently home to numerous long established retailers including Tesco, Well Pharmacy, Pizza Hut, Sayers, Coral, Bargain Booze, Seniors and the New Bispham Market and amongst these cafes, bars, beauty salons with the added bonus of free parking around the Village.

Bispham offers strong transport links to the M55/M6 motorways and Blackpool railway stations & airport.

# Aldon

**Aldon Construction Company Limited**

Glasdon House  
Preston New Road  
Blackpool  
Lancashire  
FY4 4WA

Tel: 01253 600430

Email: [info@aldonproperty.com](mailto:info@aldonproperty.com)

