

Choose...

# Aldon

## Shops and Offices to Let

In the heart of Bispham Village, Blackpool

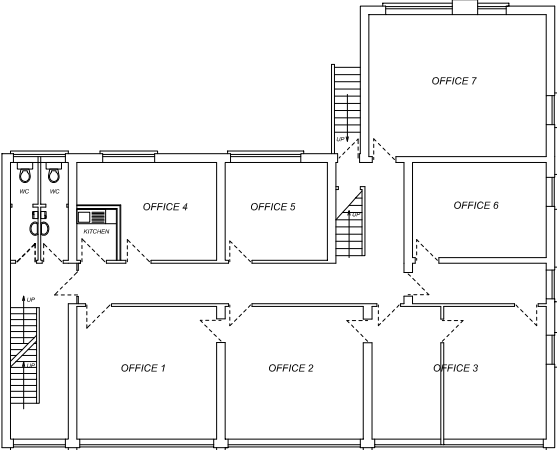
*...A Great Place to do Business*



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

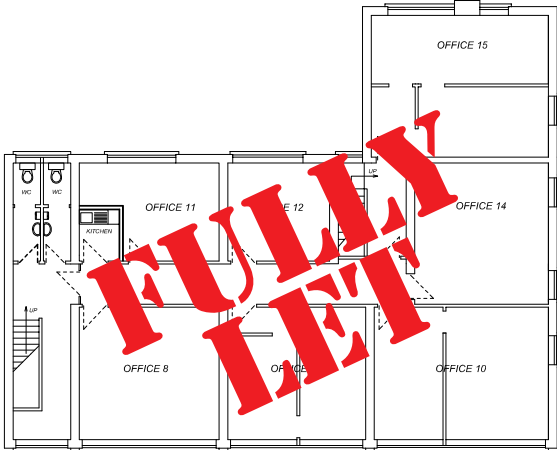
Aldon Construction Company Limited

321 Red Bank Road Bispham



First Floor

321 Red Bank Road	Approx Area ft²	Price PCM
Office - 1	LET	LET
Office - 2	LET	LET
Office - 3	LET	LET
Office - 4	LET	LET
Office - 5	129 ft²	£99 pcm
Office - 6	LET	LET
Office - 7	LET	LET

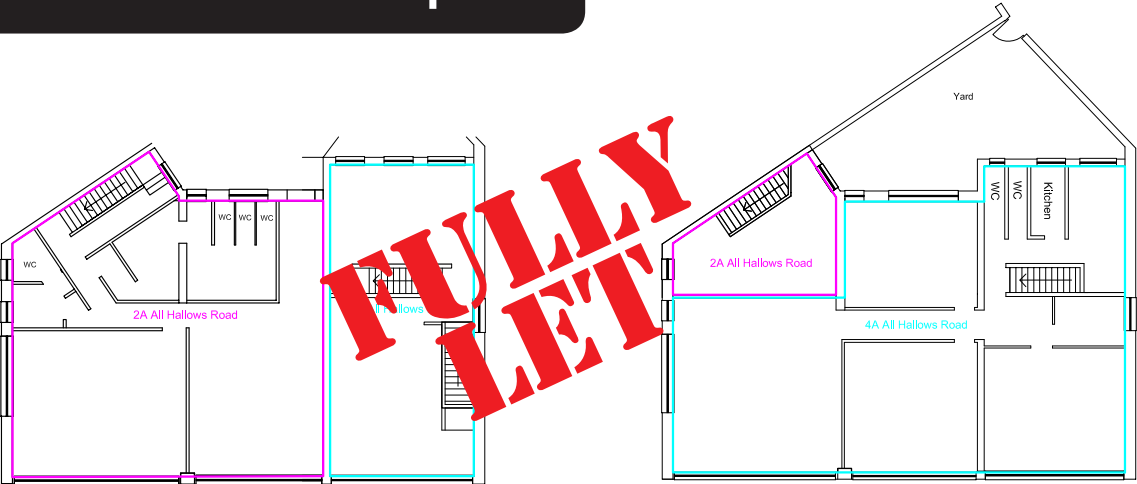


Second Floor

321 Red Bank Road	Approx Area ft²	Price PCM
Office - 8	LET	LET
Office - 9	LET	LET
Office - 10	LET	LET
Office - 11	LET	LET
Office - 12	LET	LET
Office - 14	LET	LET
Office - 15	LET	LET

Aldon Construction Company Limited

2a&4a All Hallows Road Bispham



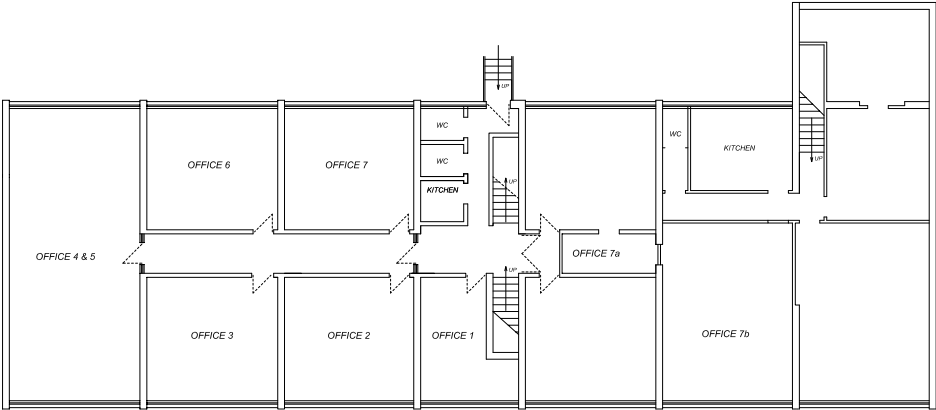
First Floor

Second Floor

Office	Approx Area ft²	Price PCM
2A	LET	LET
4A	LET	LET

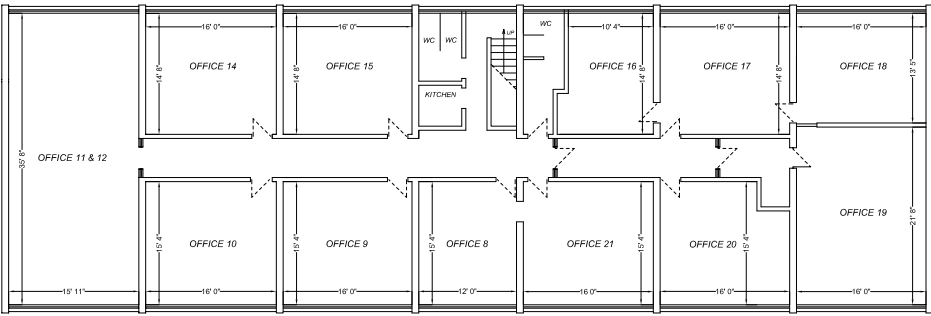
Aldon Construction Company Limited

335 Red Bank Road Bispham



First Floor

335 Red Bank Road	Approx Area ft <sup>2</sup>	Price PCM
Office - 1	140 ft <sup>2</sup>	£109 pcm
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	LET	LET
Office - 14	LET	LET
Office - 15	234 ft <sup>2</sup>	£174 pcm
Office - 16, 17, 18 & 20	850 ft <sup>2</sup>	*
Office - 19	LET	LET

\*by way of lease assignment

Offices

DESCRIPTION

Single open plan office units and some self contained units located over two floors within three sites in Bispham Village. Some recently refurbished. 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, to include a free of premium break clause.

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 units 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, Co-op, Pizza Hut, Sayer's, Coral Racing and Seniors. The village, also provides amongst others, the services of a florist, butcher, fruit and vegetable shop, family run off licence & convenience store and Post Office.

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

We offer competitive prices and flexible terms. There is also free parking at numerous locations within the village.

# Aldon

**Aldon Construction  
Company Limited**

Glasdon House  
Preston New Road  
Blackpool  
Lancashire  
FY4 4WA

Tel: 01253 600430  
Fax: 01253 600431

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