



**BLACKPOOL**  
TECHNOLOGY PARK

**SECOND FLOOR OFFICE**

FARADAY COURT | BLACKPOOL | FY2 0JH

**4,000 - 8,179 SQ FT (372 - 759 SQ M)**

**MAY SPLIT**

[www.faradaycourt.co.uk](http://www.faradaycourt.co.uk)

**GLADMAN**  
COMMERCIAL PROPERTIES



CLICK TO ENTER



# DESCRIPTION

Description

Aerial

Specification

Floor plan

Accessibility

Prime location

Gallery

Key contacts

## A 8,179 sq ft floor in an office building located close to junction 3 of the M55

The G25K is a high specification three storey office building designed to meet the needs of the modern business. The efficient rectangular floor plates provide maximum flexibility for open plan use or subdivision. Each floor is ideally proportioned to maximise natural light from the full perimeter glazing.

A fully glazed entrance foyer provides space for a generous reception area, plus stair and lift access to the upper floors. Toilet accommodation is provided on each level, including disabled facilities making the building fully DDA compliant.







Only 20 minutes from the M55 motorway, Faraday Court is within easy reach of all major northern cities.

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# SPECIFICATION

## Description

Gladman office buildings provide the ideal mix of high quality image, flexibility and cost-effectiveness. They provide an attractive and practical work environment with the benefit of designated on-site car parking.

## Aerial

## Specification

Gladman offices are built to a high specification, including:

## Floor plan

## Accessibilty

- **Suspended ceilings**
- **Recessed light fittings**
- **Air conditioning**
- **Full access raised floors**
- **Lift**
- **Shower facilities**
- **Cycle storage**
- **32 designated car parking spaces**
- **Energy Performance Rating (EPC) - D**
- **DDA Compliant**

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# FLOOR PLAN

Description

Aerial

Specification

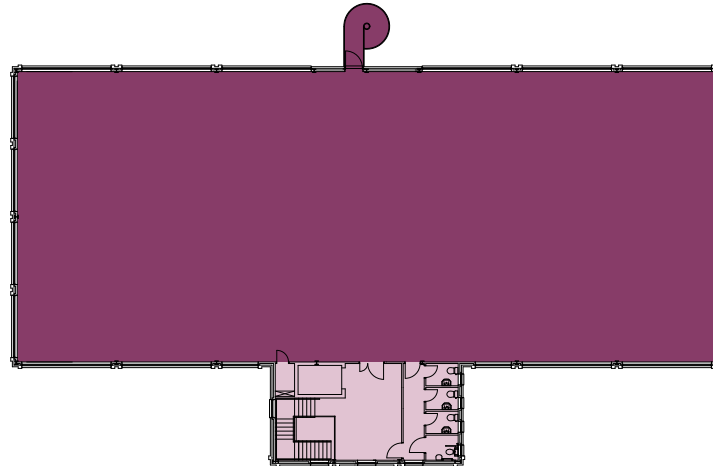
Floor plan

Accessibilty

Prime location

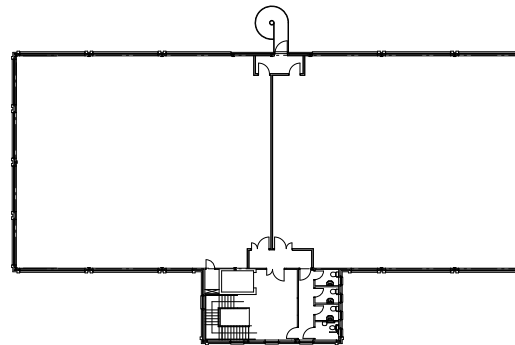
Gallery

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CONSIDERATION  
MAY BE GIVEN TO  
SPLITTING THE  
FLOOR PLATE AS  
FOLLOWS





# SPACE PLANS

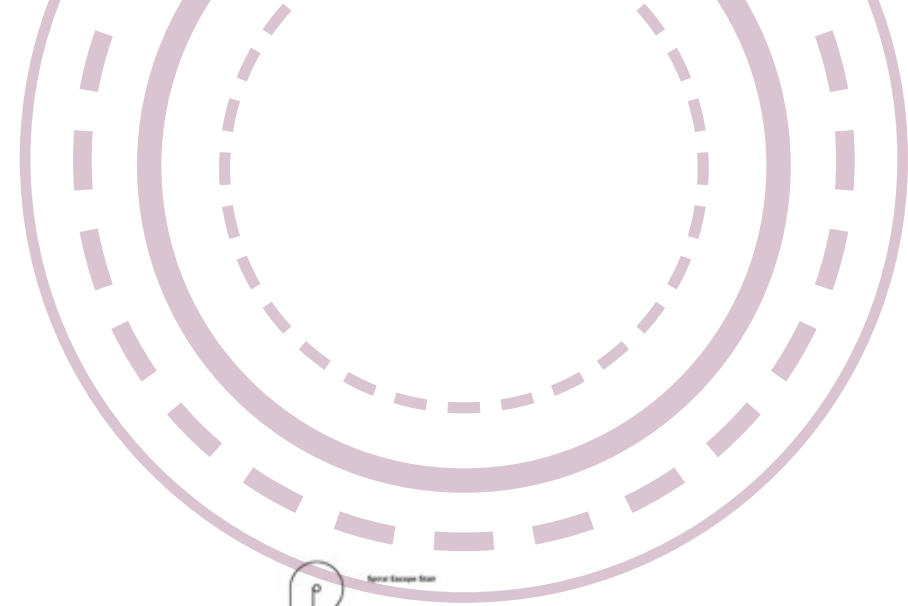
Below shows two potential layout options with the accommodation split or let as a whole to show possible layout options with 25 to 85 desks.



**SECOND FLOOR  
SPLIT OCCUPANCY**



**SECOND FLOOR  
FULL OCCUPANCY**





# ACCESSIBILITY

## Description

## Aerial

## Specification

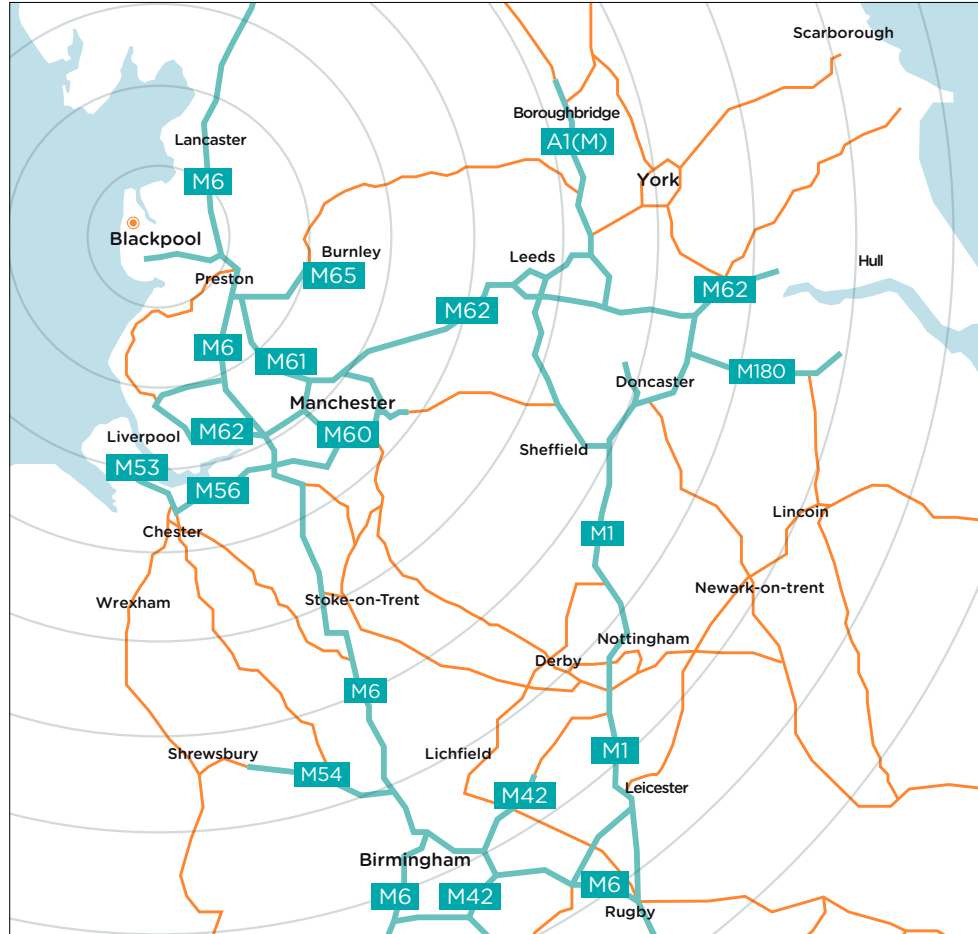
## Floor plan

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## Road

Faraday Court is located 5.8 miles from the M55 providing access to the national motorway network.

<b>M55</b> 5.8	<b>Preston</b> 18
<b>M65</b> 25	<b>Lancaster</b> 22
<b>M6</b> 28	<b>Bolton</b> 40
<b>Blackpool</b> 3.5	<b>Manchester</b> 50

## Rail

There are 3 rail stations within easy reach of Faraday Court.

Blackpool is well-connected to the national railway network with regular services to Preston, with national connections, Blackburn, Manchester and Leeds.

<b>Blackpool North</b> 3.8 miles	<b>Poulton-Le Fylde</b> 3 miles
<b>Layton</b> 2 miles	

## Bus

Service 3 operates via Faraday Way Monday to Friday for peak time journeys. Bus stops are located on Faraday Way directly opposite Faraday Court and within 300m.

For more information including a route map and timetable visit: [www.blackpooltransport.com](http://www.blackpooltransport.com)

## Airport (miles)

<b>Blackpool</b> 7.2 miles	<b>Leeds Bradford</b> 72 miles
<b>Manchester</b> 58 miles	<b>East Midlands</b> 129 miles
<b>Liverpool John Lennon</b> 65 miles	<b>Birmingham</b> 137 miles





# PRIME LOCATION

Description

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Specification

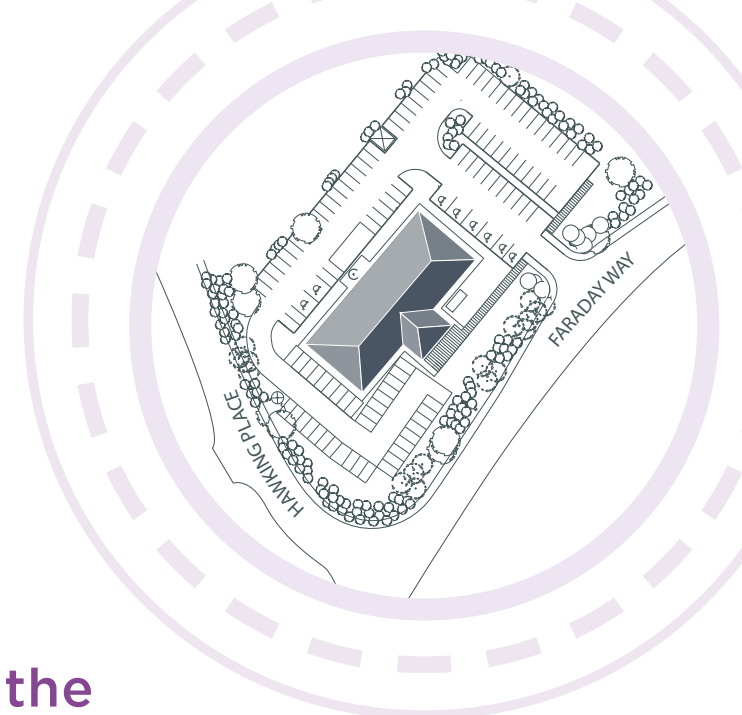
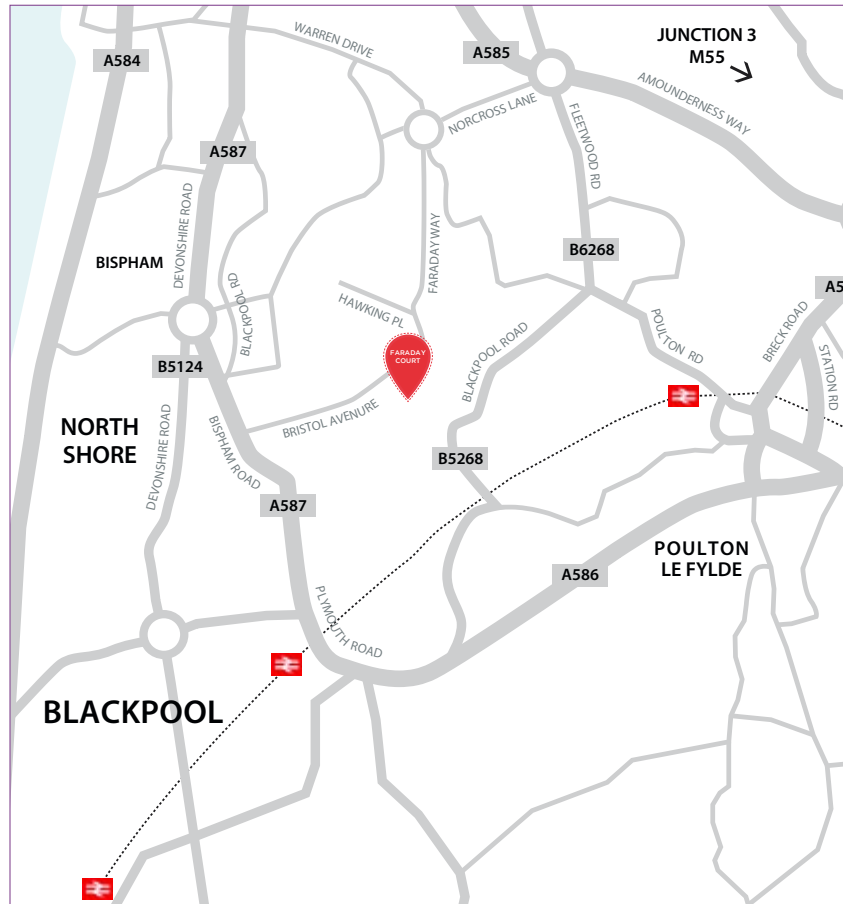
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## Off the M6/M55

Faraday Court is located on Blackpool Technology Park, which is on the north side of Blackpool. The park is an established business location with occupiers including Blackpool Borough Council, The NHS and The Inland Revenue.

Blackpool is well connected to the rest of the north west region with the M55 motorway providing access to the M6 and national motorway network beyond. Blackpool also benefits from a regular train service to Manchester Airport as well as boasting its own local airport.







# GALLERY

To see a virtual tour of the property [click here.](#) 

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Specification

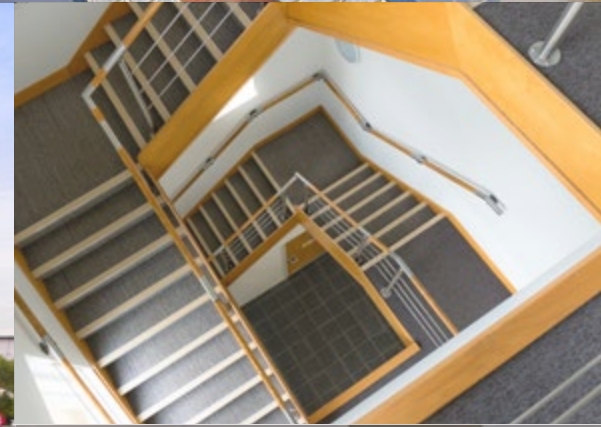
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# KEY CONTACTS

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### Lease terms

The second floor is available by way of a new lease for a term of years to be agreed. For full details of quoting terms please contact Gladman or their appointed agents.

### Service charge

A building and estate charge will be payable by the tenant.

### Legal costs

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

### VAT

Any figures quoted are exclusive of VAT.

### Further information and viewing

Strictly by appointment only with Gladman Commercial Properties or our joint marketing agents.

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