

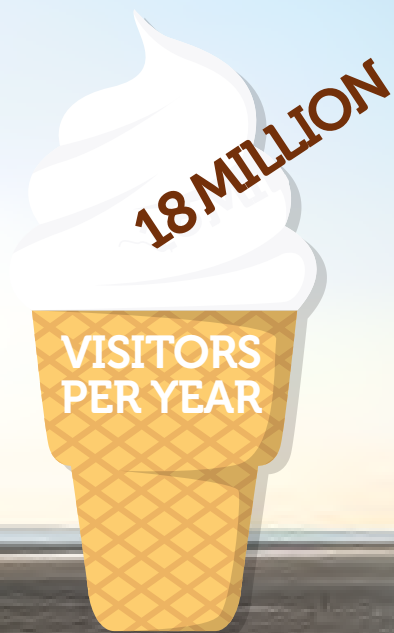


one  
bickerstaffe  
square  
at Talbot Gateway, Blackpool

Grade A  
office / retail space

**TO LET**

SAT NAV  
FY13AZ



VISITORS TO  
**BLACKPOOL  
ILLUMINATIONS**  
SPEND IN EXCESS OF  
**£230 MILLION**



NEW  
Tramway Terminal



Including retail  
& offices



Central Station  
**20 Acre**  
Leisure Development



NEW  
**£25M**



Conference Centre

# Blackpool

Click for more  
information



# Blackpool

Blackpool needs little introduction as a mainstream tourist destination. Loved and visited by millions, it occupies a unique place in the hearts and minds of the British people. With a magnificent seafront, the biggest portfolio of visitor attractions outside London, and a hugely impressive programme of shows and events, it retains its place as the UK's most popular seaside resort with 18m visits a year.

What is less well-known is the wider transformation of Blackpool that is taking place. This has seen some £500 million of investment over the last few years in the first phase of Talbot Gateway Central Business District, the renewal of the Promenade, sea defences, public spaces and the famous tramways, as well as the Winter Gardens, Blackpool Tower and the redevelopment of the Hounds Hill Shopping Centre.

But this only represents the beginning as there are many more schemes now being actively developed including the image transforming Blackpool Airport Enterprise Zone, expansion of the tram network, a new purpose-built Conference centre, new high quality hotels as well as major leisure developments.







# Blackpool's new business district

Talbot Gateway in Blackpool's Central Business District is a major mixed-use regeneration scheme, transforming Blackpool town centre.

Phase 1, completed in 2014 by Blackpool Council in partnership with Muse Developments, has revived one of Blackpool's key gateways into a modern, thriving commercial district.

One Bickerstaffe Square is home to the administrative headquarters of Blackpool Council.

Blackpool North train station is directly opposite and a regular bus services operate in the local vicinity.

Talbot Gateway includes:

- a new central business and civic quarter with 1.1 million sq ft of development
- BREEAM Excellent Grade A offices
- 120,000 sq ft Sainsbury's foodstore
- 40,000 sq ft ground floor retail/leisure space
- The Gym, a 17,000 sq ft fitness centre
- 650 space refurbished multi-storey car park
- a new public transport interchange
- upgrades to Blackpool North train station
- supported by £6 million highway works including new roundabouts, signalised junctions and an attractive public realm.

Phase 2 is already underway with the development of a new 4 star hotel, a new tram hub and retail element, that will extend the existing tram route and connect the central business district with the Promenade and visitor leisure attractions.

Phase 3 will continue to invest further in the central business district that will include new office developments and supporting infrastructure.





## Location



## Travel Times



North Pier Tram Stop  
9 minute walk



D1 Bus Stop  
4 minute walk



Blackpool North Train Station  
4 minute walk



Blackpool Airport  
12 minute drive





South Pier

Bloomfield Road  
Blackpool FC

Central Pier

Blackpool Tower

Houndshell Shopping Centre

Redeveloped Promenade  
and Comedy Carpet

Winter Gardens

Grand Theatre

North Pier



one  
bickerstaffe  
square

Talbot Road  
Multi Storey Car Park

Talbot Road tram hub,  
Holiday Inn, shops  
and restaurants

Sainsburys



Blackpool North  
Train Station  
(Electrification now complete)

Bank St Car Park





# Specification & Availability

The ground retail units are fitted to shell specification, with unit 1B being already fitted out.

FLOOR	UNIT	SIZE (NIA)		USE	OCCUPANCY
		SQ M	SQ FT		
Ground	1B	97	1,071	Retail / Office	Available
	2B	98	1,055	Retail / Office	Available
	3	245	2,637	Retail / Office	Available
	4	682	7,343	Retail / Office	Let

First floor offices benefit from:

- Suspended ceilings
- VRF air conditioning
- Full access raised floors
- Male and female WC's
- Showers
- BREEAM 'Excellent'

The first floor is capable of being split. Suites are available from approximately 7,000 sq ft (650 sq m).

[Click to view floorplan](#)



Multi-Storey Car Park



Sainsbury's

Click for  
specification

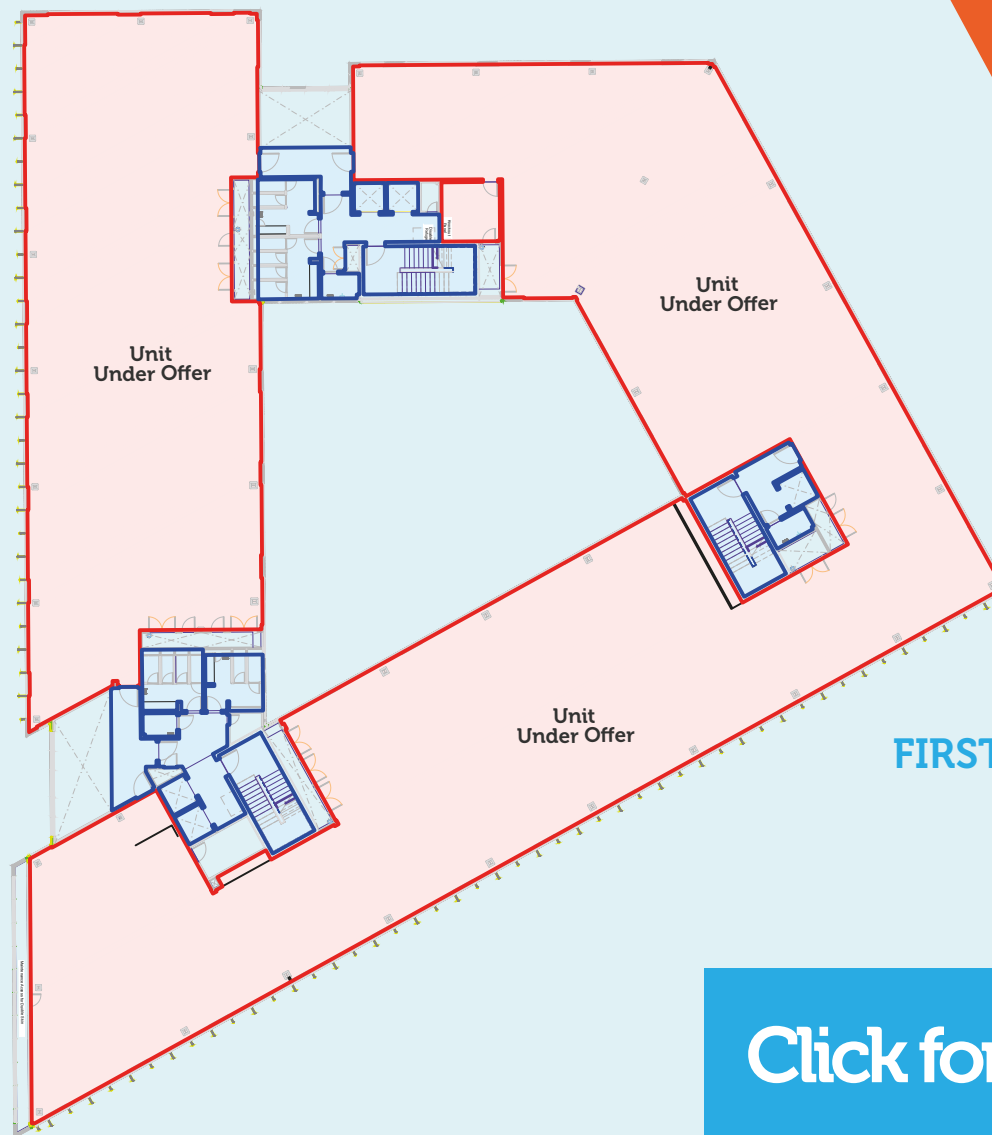
Click for First Floor





Multi-Storey Car Park

Cookson Street



Sainsbury's

[Click for specification](#)

[Click for Ground Floor](#)



## PARKING

Parking is available in various nearby public car parks. Annual permits can be arranged.

For those people travelling to work by bicycle there is a secure bicycle store on the ground floor and separate male and female showers.

## LEASE TERMS

Accommodation is available by way of a new effective FRI lease for a term to be agreed. Details of the asking rent and estimated service charge are available on application.

## RATEABLE VALUE

To be assessed.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

The first floor office units have achieved an EPC rating of A. The retail units are shell only.

## LEGAL COSTS

Each party is to be responsible for legal costs incurred the transaction.

## VAT

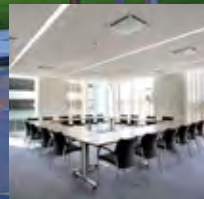
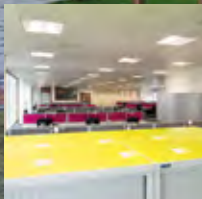
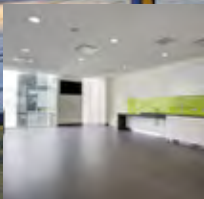
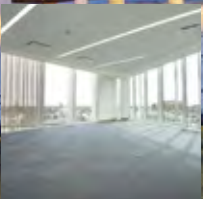
All prices quoted are exclusive of VAT.







■ Select from the thumbnails below:







# one bickerstaffe square

at Talbot Gateway, Blackpool

For further information and requests to view, please contact the joint letting agents:



Clare Taylor

[claretaylor@duxburyscommercial.co.uk](mailto:claretaylor@duxburyscommercial.co.uk)  
01253 316919



Gavin Anderson BSc MRICS

[gavin.anderson@montagu-evans.co.uk](mailto:gavin.anderson@montagu-evans.co.uk)  
0141 204 2090  
07768 706 329



Rob Prescott

[rob.prescott@cushwake.com](mailto:rob.prescott@cushwake.com)  
0161 455 3786  
07917 261 472



[www.talbotgateway.com](http://www.talbotgateway.com)

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