

# STATION VIEW

talbot gateway

Blackpool  
FY1 1AQ

## TO LET New Retail Units

### 398 sq ft – 1,800 sq ft (36.9 sq m – 167.2 sq m)

AVAILABLE NOW



Blackpool Council

Blackpool  
businessinblackpool.com

## LOCATION

Blackpool is one of the UK's premier seaside resorts, situated on the Fylde Coast in the north west coast of England.

The resort entertains 20 million visitors per year from all across the UK and beyond. The town lies 11 miles (19km) west of Preston, 27 miles (43km) north of Liverpool and 40 miles (64km) north west of Manchester.

Station View is part of a £350m regeneration of Blackpool's Talbot Gateway which is revitalising the main public transport approach into the town.

The development sits between Blackpool North railway station, which receives 2 million visitors per year, and a new tram terminus, linking the area up directly with Blackpool Promenade, The Blackpool Tower, Pleasure Beach Blackpool and local hotels.

The upgrade to the Preston to Blackpool train line is complete as part of a multi-billion pound Great North Rail project, creating a direct route from London to Blackpool with just over 2 hours travel time.



Footfall numbers  
at Blackpool  
North Station  
Over 2 million



North Pier Tram Stop  
on doorstep



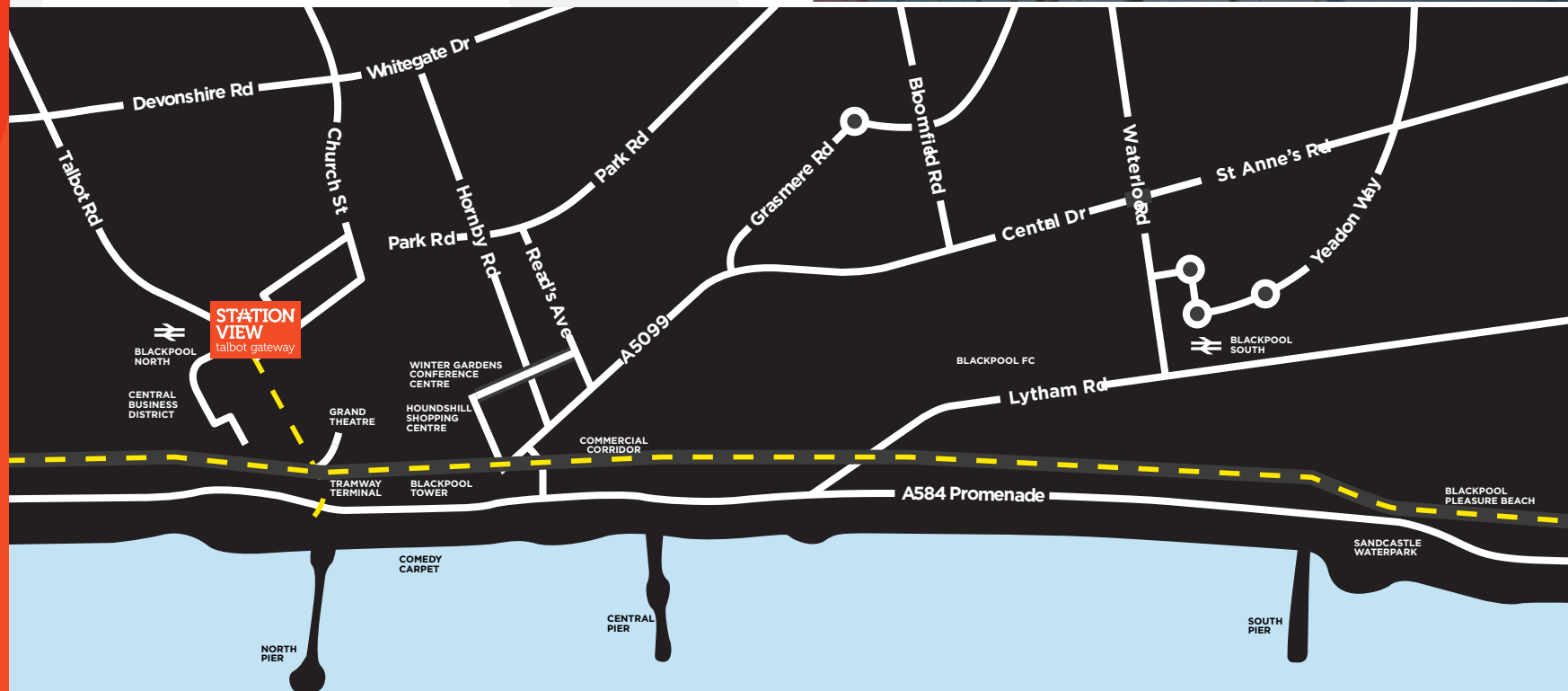
Various Bus Stops  
immediate vicinity



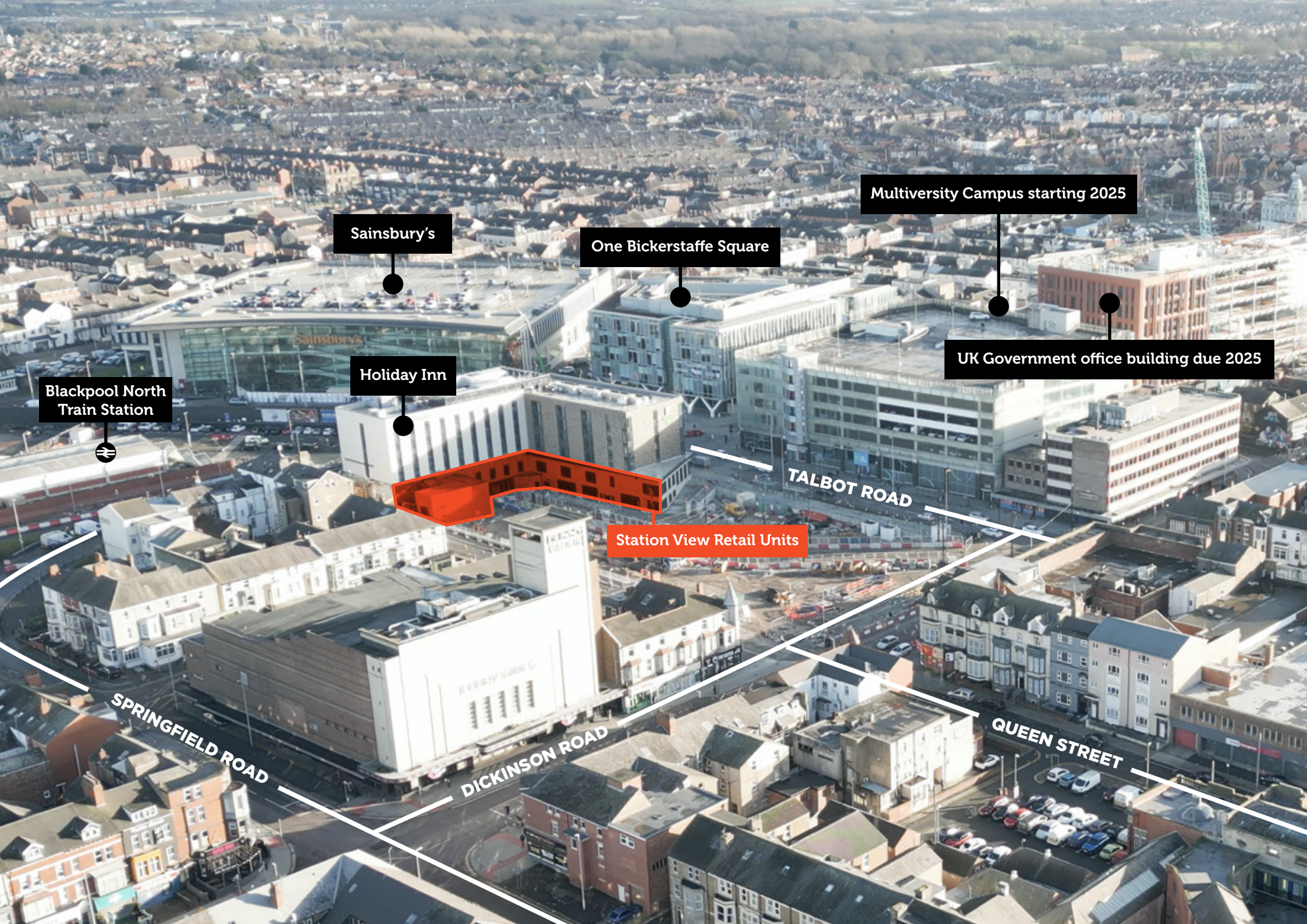
Blackpool North  
Train Station  
on doorstep



Blackpool Airport  
12 minute drive







Blackpool North  
Train Station

Sainsbury's

One Bickerstaffe Square

Multiversity Campus starting 2025

UK Government office building due 2025

Holiday Inn



Station View Retail Units

TALBOT ROAD

SPRINGFIELD ROAD

DICKINSON ROAD

QUEEN STREET



## TALBOT GATEWAY

Talbot Gateway is a major mixed-use regeneration scheme, transforming the heart of Blackpool town centre and creating the CBD - central business district.

Extending over 20 acres, Talbot Gateway is centered around the main railway station which is one of Blackpool's key arrival points for commuters and visitors alike.

Now on phase five, the overall scheme is bringing at least 8,000 professional workers and students in to Blackpool town centre.



New Civil Service Hub Offices



Multiversity



New Holiday Inn Hotel

**A comprehensive masterplan is in place for the continued redevelopment of the area, with several of the projects already completed:**

A central business district and civic quarter with 1.1 million sq ft of commercial accommodation.

**Phase One - completed 2014**

- 100,000 sq ft of BREEAM Excellent Grade A office accommodation
- 120,000 sq ft Sainsbury's foodstore
- 650 space refurbished multi-storey car park
- 40,000 sq ft ground floor retail restaurant and leisure space

**Phase Two - Open 2024**

- 144 room Holiday Inn hotel and Marco Pierre White restaurant
- £23m tramway extension connecting Talbot Gateway with Blackpool Promenade
- New retail units at Station View

**Phase Three - Open 2025**

- 215,000 sq ft Civil Service Hub office accommodation for UK Government
- Bringing over 3,000 professional workers to the town centre

**Phase Four - Starting 2024**

- Multiversity campus, bringing up to 3,000 students and staff to the area

**Phase Five - Starting 2025**

- 50,000 sq ft office for 900 more government workers

**Phase Six - Starting 2025**

- New 700 space multi-storey car park
- Future developments available around the site

**The overall development around the Station View retail units is Phase Two of Talbot Gateway - a new 144 bedroom 4\* Holiday Inn hotel along with Marco Pierre White New York Italian restaurant. The units also surround a new tram stop connecting Blackpool tramway up with Blackpool North train station and its 2 million annual passengers.**



## ACCOMMODATION

UNITS	SQ M	SQ FT
1	170	1,827
2	116	1,248
3	57	613
4	UNDER OFFER	
5	UNDER OFFER	
<b>TOTAL</b>	<b>483</b>	<b>5,197</b>

Units 3 + 4 can be combined

## SPECIFICATION

The units will be completed to a 'shell' specification to allow Tenants to undertake their own fit-out.

W/C provisions are provided along with mains water and electric. There is no gas connection. Telecoms and data provision is provided, Tenant to organise for their own connection/contract with the providers.







UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5



## FURTHER INFORMATION

### Rent

On Application.

### Lease/Terms

The units are available by way of a new internal repairing lease for a minimum initial term of 3 years.

### Service Charge

A service charge is payable for the maintenance and management of the scheme.

### Rates

The units are to be assessed for Business Rates.

### VAT

Applicable at the prevailing rate.

### Planning

Class E - Retail.

### Availability

Access for fit out to the units is available now.

## CONTACT

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