

D1/D2 Lune Industrial Estate, New Quay Road, Lancaster, LA1 5QP

TO LET



TO LET

Use - Industrial

Size - 1,143 - 2,286 Sq ft

Rent - See accommodation schedule

- Major New Industrial Workshop and Warehouse Units
- 1,143 - 2,286 sq ft
- Design and build opportunities available
- Available now
- High specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

Lune Business Park is located just one mile from the centre of Lancaster, on New Quay Road, adjacent to the River Lune.

Junctions 33 and 34 of the M6 motorway are just a short drive away, along with Lancaster Train Station and also the shipping port of Heysham.

Description

Lune Business Park is a major new 23 acre development by Hurstwood Holdings, which will comprise modern industrial units of steel portal frame with 5m to 8m eaves height, insulated profile steel cladding and electrically operated roller shutter doors.

The first phase of units will range in size from 1,143 sq.ft with design and build opportunities available, subject to timings.

All units will benefit from allocated car parking and either shared or private gated yard space, making the units suitable for various different uses.

Accommodation

Please see the attached site plan and accommodation schedule below.

UNIT	TOTAL SIZE	GF AREA	MEZZ AREA	RENT PA.
D1 & D2	2,286 sq.ft	1598 sq.ft	688 sq.ft	£24,000 +VAT

*Units can be let individually subject to requirements. (1,143 sq ft. @ £12,000 p.a +VAT)

Tenure

Leasehold

Rental

See accommodation schedule

Lease Terms

The units are available to lease on new FRI leases for a term to be agreed.

Service Charge

A service charge will be levied on the estate to cover the costs of landscaping areas, gritting, external lighting, etc. Full details available on request

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT will be charged at the prevailing rate

Services

All mains services, including 3 phase electricity supply, will be connected to the property.

EPC

An EPC will be available for each unit upon completion

Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

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