

Unit 3 Lune Business Park, New Quay Road, Lancaster, LA1 5QP

TO LET



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Use - Industrial, Retail, Leisure

Size - 7,500 - 15,000 Sq ft

Rent - From £9 per sq. ft.

- Newly Refurbished Warehouse Unit
- 7,500 - 15,000 Sq.ft
- Private service yard
- Office accommodation
- Available to suit specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

Lune Business Park is located 1 mile from the centre of Lancaster on New Quay Road adjacent to the river Lune.

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

Description

Lune Business Park is a new major 23 acre development by Hurstwood Holdings which will comprise a mix of industrial and retail properties.

Unit 3 (the subject property) is located at the entrance of the site with main road prominence and a dedicated tarmac yard to the front of the property with a large car park towards the rear.

The unit is being completely refurbished throughout which will include new cladding on the exterior walls, a new roof (6.5m eaves), newly installed office space, LED lighting and 4 electronically operated roller shutter doors. Further details of the proposed specification are available on request.

Accommodation

We have measured the property on a gross internal area to be 15,000 sq.ft. It is possible to split the unit to create 2 x 7,500 sq. ft. units. Further details on request.

Tenure

Leasehold.

Rental

From £9 per sq. ft.

Lease Terms

The property is available to lease by way of a new FRI lease for a term of years to be agreed.

Service Charge

A service charge will be levied on the estate to cover the costs of landscaped areas, gritting and external lighting etc.

The figure for 24/25 is £1.00 per sq.ft.

Rating

The unit will be assessed on completion of the build. Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT will be charged at the prevailing rate.

Services

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

EPC

An EPC will be provided on completion of the build.

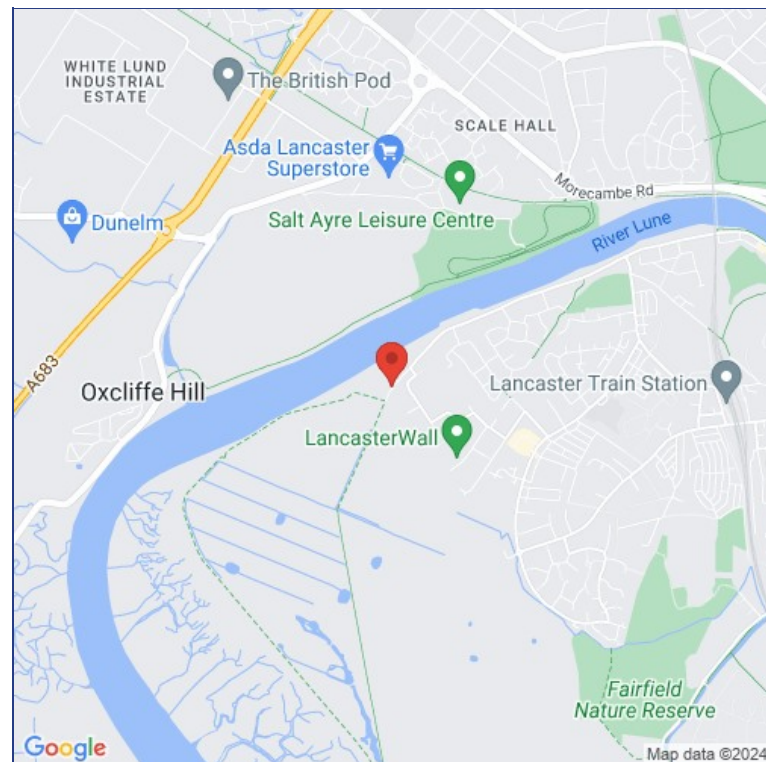
Viewing

Strictly via sole agent Taylor Weaver

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